

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	210919
Site Address:	35 West Drive, Sonning, RG4 6GE
Expiry Date:	19 May 2021
Proposal: Application to vary condition 2 of planning consent 191205 for the Full planning application for the replacement dwelling with integral garage following demolition of existing dwelling, garage and outbuildings. Condition 2 refers to Approved details and the variation is to amend the approved front driveway, front porch and rear elevation.	

PLANNING CONSTRAINTS/STATUS

Limited development location
Contaminated Land Consultation Zone
Bat Roost Habitat Suitability
Replacement Mineral Local Plan
Tree Preservation Orders - TPO-1631-2018
Landscape Character Assessment Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
374/54	Detached bungalow	Approved on 08/06/1954

867/55	Garage	Approved on 08/11/1955
191205	Full planning application for the replacement dwelling with integral garage following demolition of existing dwelling, garage and outbuildings.	Approved 01/10/2019
193404	Application for submission of details to comply with the following condition of planning consent 191205 dated 01/10/2019. Condition 3, 6, 7.	Approved 10/02/2020
200577	Application for submission of details to comply with the following condition of planning consent 191205 dated 01/10/2019. Condition 4, 5	Approved 30/03/2020

CONSULTATION RESPONSES
Internal
WBC Highways – no objections.
External
None

REPRESENTATIONS	
Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
<p>Site Description:</p> <p>The application site is a deep rectangular plot located on West Drive, a private residential road off A4 bath Road in Sonning. The existing dwelling on the site is a chalet bungalow of 1950s construction with a single garage on side which is linked to the main dwelling by a covered walkway/ car port. The chalet includes a pair of rear dormer windows. The existing rear garden is extensive, with mature trees and garden vegetation. A mature front hedging is existing and the front verge contains a TPO tree.</p> <p>Principle of Development:</p> <p>The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham</p>

Borough will be approved without delay, unless material considerations indicate otherwise.

The principle of the erection of a replacement dwelling at this location has already been established by planning approval 191205. The current application proposes changes to the approved plans including stopping up of one of the approved accesses, a larger porch and changes to the rear elevation to include an extended lean to roof in ground floor and two balconies and changed fenestrations at first floor level. These changes are limited in scale and do not materially alter the original permission. It is considered that the proposed changes would be acceptable in principle subject to other material considerations.

Character of the Area:

The application site is located in West Drive, a private road to the south of A4 Bath Road. Other dwellings of this area are primarily detached dwellings of varying types, sizes and designs often set within spacious landscaped gardens. The proposed changes to front drive, front porch and rear lean-to roof including changes to rear fenestrations are of limited scale and would not alter the character of the approved scheme. Consequently, the proposal will not have any negative impact on the character of the area.

Neighbouring Amenity:

Overlooking: The proposed changes to the rear elevation includes extension of the lean-to roof over the single storey element by erecting two columns, introduction of two balconies with glass balustrades at the first floor level and changes to rear fenestrations. These changes are not considered to have additional overlooking impact since the site benefits from a deep rear garden and outlook from the new windows will be over the rear garden of the host dwelling.

The proposed balconies can have a degree of overlooking over the neighbouring property no. 37 but this is not considered to warrant a refusal since the boundary planting proposed in the approved landscape plan (approved under application 200577) will provide considerable screening. Additionally, property 37 includes a garage/ non-habitable outbuilding near the shared boundary which will not have overlooking impact. For these reasons, the proposed rear balconies are considered acceptable in this instance.

Overshadowing and overbearing: Since the proposal does not include any additional footprint other than slightly enlarged porch, the proposed amendments will not have any additional loss of light or overbearing impacts.

Highway Access and Parking Provision:


The amended proposal includes stopping up of one of the two existing accesses. This is acceptable since West Drive is a private road and there are no highway implications for stopping up the access. A large driveway will be retained and this will provide parking to meet WBC parking standards. The WBC Highways officer has reviewed the proposed scheme and raised no objections to the proposal.

Other:

There are no other issues related to this proposal.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	APPROVAL
Date:	12 May 2021
Earliest date for decision:	17 April 2021

Recommendation agreed by: (Authorised Officer)	
Date:	12/05/21