

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250442
Site Address:	Land adjacent to Whispering Pines, Perimeter Road, Woodley, RG5 4TE
Expiry Date:	17 October 2025
Site Visit Date:	7 May 2025
Proposal: Full application for the proposed erection of 1 no. three bedroom dwelling with bin/cycle store, plus associated access, parking and landscaping, following demolition of the existing outbuildings.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Bat Roost Habitat Suitability
Major Development Location (Woodley)
Great Crested Newt Consultation Zone
Tree Preservation Orders no. 170/1980 & 1611/2017
Landfill Gas Consultation Zone
Landscape Character Assessment Area - Woodley-Earley Settled and Farmed Clay
SSSI Impact Risk Zones

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
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 TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development

	TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU) <u>Those highlighted in yellow are deemed to hold more weight as limited objections have been received.</u>	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS10 – Meeting our housing needs CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
240758	Full application for the proposed erection of a two bed dwelling with associated bin/cycle storage and changes to landscaping.	C/A 18/11/2024
240910	Householder application for proposed construction of a single storey outbuilding to create a store/workshop	Refused 06/06/2024
231713	Full application for the proposed erection of a 2 storey dwelling with single storey entrance link walkway. Single storey detached office and a second single storey detached unit for bin/bicycle storage garden store.	Refused 28/11/2023
202317	Householder application for the proposed erection of a single storey workshop/store. (Not implemented)	C/A 10/11/2020
200799	Householder application for proposed erection of a single storey workshop/store. (Not implemented)	C/A 18/06/2020

	implemented)	
190748	Full application for the proposed erection of a new dwelling and relocation of access, including enhancement of TPO and landscape proposals.	C/A 28/06/2019
182696	Full planning application for the erection of 1 No dwelling and relocation of access, including enhancement of TPO and landscape proposals.	Refused 23/01/2019
180297 APP/X0360/W/18/3211121	Full application for the proposed erection of 2 new dwellings, relocation of access, including enhancement of TPO and landscape proposals.	Refused 23/05/2018 Dismissed at Appeal 06/03/2019
121987	Proposed erection of 2 x 4 bedroom detached dwellings with garages and associated landscaping and access.	Refused 31/03/2013
042723	Outline application for the proposed erection of one detached dwelling and garage.	Refused 08/03/2005

CONSULTATION RESPONSES

Internal

WBC Environmental Health: No comments received
WBC Drainage: No objection subject to condition
WBC Highways: No objection subject to conditions
WBC Landscape and Trees: Object on the following grounds: Increase in mass and scale will result in reduced green backdrop views and potential pressure to remove TPO trees following occupation.
WBC CIL: Advice regarding CIL matters
WBC Cleaner and Greener: No comments received
WBC Ecology Newts: No objection
WBC Ecology: No objection subject to conditions

External

Thames Water Utilities Ltd: No objection

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	3 comments received objecting on the following grounds: - Overlooking, loss of light and noise impact on neighbouring properties. <i>Officer's Note: This is discussed in the 'Neighbouring Amenity' section of the report.</i> - Negative impact on TPO protected trees. <i>Officer's Note: This is discussed in the 'Landscape and Trees' section of the report.</i> - Negative impact on wildlife and biodiversity. <i>Officer's</i>

	<i>Note: This is discussed in the 'Ecology' section of the report.</i> - Increased traffic and conflict with pedestrians & cyclists. <i>Officer's Note: This is discussed in the 'Highway Access and Parking Provision' section of the report.</i> - Many applications have been submitted for this site, and this may not be the last. <i>Officer's Note: This is not a material planning consideration. The LPA has a duty to assess all submitted applications on their own merits.</i>
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APPRAISAL

Site Description:

The application site comprises a roughly triangular shaped piece of land on Perimeter Road, Woodley. It is undeveloped, however residential paraphernalia was observed on a site visit and it appears that the site is currently used informally in connection with the residential use of adjacent 'Whispering Pines'.

The character of this mainly residential area is mixed, with a variety of age and type of dwellings. Immediately adjacent to the north of the site is 'Whispering Pines', a recently constructed detached 4 bedroom dwelling with Grade II Listed Sandford Farm Cottage to the north-east. Perimeter Road acts as a buffer between the 1980s Woodley Airfield development to the west and the recent Loddon Park development to the east.

The highway is a restricted local access road serving the two neighbouring properties as well as recreational users. Due to the number of open spaces and gardens adjacent to it, it has a verdant and spacious character and appearance that is enhanced by the mature landscaping and trees within these spaces.

Proposal:

This application proposes the erection of a detached 3 bedroom dwellinghouse with a new access to the south of the site off Perimeter Road as well as a parking area and associated landscaping.

This application follows a consent granted for a similar proposal under LPA Ref. 240758 for a 2bed dwelling, the main material differences between the current proposal and the extant permission comprise:

- The increase in ridge height of the main dwelling by approximately 0.7m (total of 7.2m)
- The change in roof form of the proposed single storey linked element to a pitched roof form at a total height of approximately 4.85m (previously 2.95m)
- The enlargement of the patio area at the rear and the slight increase in depth and width of the main dwelling to create a total footprint of approximately 94.4sqm (previously 76.2sqm).

- The change in internal layout to facilitate the creation of an additional bedroom.

The proposed dwelling is sited largely in the same position as the approved scheme with no change to its overall design and eaves height, or to the approved access and site layout. Following discussions with the applicant, revised plans were submitted which show the ridge height of the single storey linked element reduced to meet the eaves height of the main dwelling, alongside additional biodiversity and solar studies information.

Principle of Development:

Section 38(6) of the Planning and Compulsory Act requires that proposals be determined in accordance with the Local Development Plan unless material considerations indicate otherwise. In this case, the Development Plan consists of the Core Strategy (CS) 2010 and Managing Development Delivery (MDD) Local Plan 2014. The National Planning Policy Framework (NPPF) must also be considered as it constitutes guidance which the Local Planning Authority must pay regard to, however it does not change the statutory status of the Development Plan as the starting point for decision making. However, the NPPF is a material consideration in any determination and must be read alongside the Development Plan.

Development Plan

The spatial strategy for the borough is contained within the Core Strategy. Policy CP9 'Scale and location of development proposals' of the Core Strategy relates to the scale and location of development proposals and seeks focus development proposals within those identified major or modest development locations.

CC02 of the MDD Local Plan sets out the development limits for each settlement as defined on the policies map. The site is located within a major development location and as such the principle of development should be acceptable subject to other material considerations. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Emerging Local Plan Update

The Local Plan Update (LPU), the plan which will supersede the adopted Core Strategy and MDD Local Plans, is at Regulation 22 stage as it has been submitted for examination. As per paragraph 49 of the NPPF:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the*

less significant the unresolved objections, the greater the weight that may be given); and

- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

As a whole, the LPU is still given limited weight despite its advance stage of preparation. This is owing to unresolved objections to a great number of the policies contained within it. Those highlighted in yellow in the policy table earlier in this report are those that has received less objection and therefore are deemed to hold more weight in the determination of this application at this stage. All the others are deemed to hold limited weight. The policies that hold more weight will feed into/ be considered in their relevant sections in this report.

National Planning Policy Framework

The NPPF is a material consideration in the decision-making process. The NPPF outlines the Government's planning policy on a national level and highlights sustainable development as the centre of the decision-making process incorporating economic, social and environmental objectives. These three objectives seek to balance growth and local community needs against the protection of the natural, built and historic environment.

Paragraph 12 of the NPPF also states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Housing Land Supply

Housing Land Supply

To achieve sustainable development, the NPPF (February 2025) at paragraph 78 requires LPAs to identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old. The latest published Five-Year Housing Land Supply Statement (at 31st March 2025) shows the Council is currently only able to demonstrate 2.5 years' worth of deliverable sites. Subsequently, those policies relating specifically to housing development identified above are currently considered to be out of date. However, this does not mean that they have no weight.

Paragraph 11 states that where policies which are most important for determining the application are out-of-date, permission should be granted unless:

- i. the application of policies in the Framework that protect assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for

directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Firstly, in considering i), it must be recognised that the proposed site is not located within any protected areas or assets of particular importance (as outlined above and within footnote 7 and paragraph 181 of the NPPF). In considering ii), Officers must assess as part of any forthcoming application whether there are any adverse impacts generated by the development that would significantly and demonstrably outweigh the benefits when assessed against the NPPF taken as a whole. This is referred to as the 'tilted balance', as harms and benefits are not weighed equally, but tilted according to paragraph 11(d)(ii).

An important underlying reason in the context of Wokingham Borough is the historic oversupply of housing against both the requirement set out in the Core Strategy local plan and the scale of local housing need as calculated by the previous standard method which remains a key contributing factor to the current lack of the required deliverable housing land supply, and this must be considered in the planning balance.

Having established the tilted balance is engaged, paragraph 11(d)(ii) requires the proposal to be considered against the policies of the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed place and providing affordable homes, individually or in combination. These key policies, as outlined within footnote 9, will be referred to throughout this report where relevant, with the balance required by paragraph 11(d) of the NPPF given in the 'Planning Balance and Conclusion' section.

Sustainability:

Policies CP1, CP4, CP6, CP9 and CP11 of the CS permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport.

In this instance, the site is located within settlement limits within a major development location and is acceptable in terms of the principles stated in the Core Strategy. It also accords with the relevant policies in the MDD Local Plan. The site is within 650m of the Loddon Vale Local Centre, 1.8km from Woodley Town Centre, 2.4km from Winnersh Triangle Train Station and circa. 150m from the nearest bus stops which serve Woodley and Reading at 15 to 30-minute intervals throughout the day. On this basis, there are no sustainability concerns with the proposal.

Design and Character of the Area:

Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Paragraph 135 of the NPPF requires that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Paragraph 139 states that development that is not well designed should be refused.

The proposed dwelling would be sited in close proximity to the north-eastern boundary of the site, circa. 1.2m from the shared side boundary with 'Whispering Pines'. Its siting is largely dictated by the angular shape of the plot and to minimise conflict with the TPO protected trees within the site.

The site currently acts as a green buffer between the residential developments to the east and west, although this has been partly eroded following the construction of 'Whispering Pines'. This surrounding area is enhanced significantly by the mature trees within and adjacent to the site which contribute to the verdant and spacious character of the street.

In terms of its siting, the current proposal would largely be in the same position as the approved dwelling albeit marginally closer to the site's northern boundary with a slightly expanded footprint to the south and west (see **Figure 1** below). While the scale of the single storey linked element has increased, the scheme retains an appropriate separation from Whispering Pines adjacent to the north resulting in an open appearance and sense of space between the plots which corresponds with the street scene.



Figure 1 – Extract of submitted Design & Access Statement showing a comparison between the footprint of the proposed dwelling and the footprint of the extant permission (outlined in blue).

The overall layout of the development remains the same as the approved scheme,

with the main external amenity space positioned to the rear of the main dwelling which is acceptable. The scale of the proposed parking area and adjoining bin/cycle stores would allow them to assimilate into the verdant character of the site, and they would not appear overly dominant from any public vantage points.

In terms of its size, the proposed scheme would be circa. 18sqm larger in footprint compared to the extant permission (including the patio to the rear). A comparison of the proposed footprint and the extant permission is shown in **Figure 1** above. As this demonstrates, the enlarged footprint would not result in a significant increase in built form in comparison to the extant permission, with no significant encroachment away from the north-eastern corner of the site. Moreover, the proposed footprint remains lower than what was deemed as unacceptable for the site under the refused application (ref. 231713).

The most significant change under this proposal is the increase in ridge height by circa. 0.7m to a total height of 7.2m. While the proposed dwelling would sit higher than Whispering Pines adjacent by circa. 0.4m, this difference would not be highly perceptible when viewed from the street scene. Moreover, the proposal would also be viewed in the context of the taller properties on Rose Grove to the east of the site. The increase in bulk at roof level would also be mitigated by the pitched roof form which will reduce the perceived massing.

The Council's Trees and Landscape has reviewed the proposal and raised concerns with the increase in mass and scale compared to the extant permission, ref 240758, resulting in reduced green backdrop views. While this concern is duly noted, the current proposal would not result in a significant reduction in views of the surrounding trees and planting and as such would not introduce adverse harm to local character in this respect. Moreover, following discussions with the applicant the height of the linked single storey element has been reduced to enhance the spaciousness of the plot at its norther end and aid views of the green backdrop from Perimeter Road.

The overall design and form of the proposed dwelling is in keeping with the consented scheme, with the proposed timber palette supporting the built form to blend in with the site's woodland setting. Overall, the revised scheme would not introduce any adverse harm to local character or the visual amenity of the locality over and above the impact of the extant permission. As such, the development of the site remains reflective of the aims of paragraph 135 of the NPPF, policies CP1 and CP3 of the Core Strategy and the Borough Design Guide SPD and is acceptable in this regard.

Landscape and Trees:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

The site benefits from mature trees and planting which contribute significantly to the open and verdant character of this section of Perimeter Road. The site is subject to 2no. area Tree Preservation Orders: 170/1980 which protects Oak, Willow and

Hawthorn trees and 1611/2017 which protects all trees of all species.

Key considerations for the development of this site remain the potential impact of the proposed built form on the roots of the protected trees, and whether overshadowing of the proposed dwelling and garden space could result in pressure to cut back or remove these trees to improve the amenity of the development for future occupiers.

An Arboricultural Impact Assessment and Arboricultural Method Statement (SJ Stephens Associates, February 2025) has been submitted in support of the application which shows the relationship of the proposed development with the existing trees on site. With the exception of 1no. Elm tree adjacent to the site's eastern boundary, which is dead, and 1no. poor quality Elder tree within the site, no other trees are proposed for removal.

The Council's Trees and Landscape Officer has reviewed this information and raised no objection to the loss of these two trees, subject to suitable replacements being planted in accordance with a landscaping scheme. This is secured via condition. In terms of potential impact on roots, the Officer has noted that the submission shows unadjusted RPAs for trees T5, T6 and T9, however it is less important in this iteration of development on the site, as there is less than 20% (BS5837 recommended) built form suggested for even the adjusted areas.

Generally, the revised layout within the plot considers the TPO and other green infrastructure within the site. Mitigation for service runs, site access, boardwalk etc are included in the site specific Arboricultural Method Statement, which can be secured by condition. Likewise, the proposed landscape plan appears appropriate for the plot, i.e. not over planted in the RPA of trees and with good hedge screening, and further landscaping details can be secured via condition.

Following initial discussions with the applicant, detailed sunlight/daylight analysis has been submitted in support of the application to demonstrate whether the retained trees would adversely overshadow the proposed dwelling and garden space. This shows that the average percentage of the entire site which would receive sunlight between morning and part of the afternoon is 61%, which is above the minimum 50% BRE requirement of direct sunlight for 2 hours on the spring equinox, and a marginal improvement from the extent permission (60%). Coupled with the proposed fenestration on the eastern and western elevations, it is considered that the revised scheme would receive adequate levels of daylight during part of the day, so that it does not place under pressure upon nearby protected trees.

The Council's Trees and Landscape Officer has reviewed this information and raised no objection. However, they have raised concern with no summer shade information being submitted and concluded that it is not possible to assess if the shade from protected trees will negatively impact the solar array in the summer, and therefore result in pressure to remove the trees in the future to the detriment of public amenity. While this concern is duly noted, the level of detail provided in support of this application matches what was submitted for the extant permission, which received no objection, and there is no material change to the scheme which justifies the LPA to request additional information at this stage. Moreover, tree works consent would be required to allow works to, or removal of, the trees and the LPA is obligated to

consider such an application on its own merits. Given the adequate level of daylight identified above, and the TPO protected status of the trees, this concern would not be significant enough to warrant a reason for refusal in this instance.

Overall, it is considered that the proposal would not place undue pressure upon nearby protected trees during or following the development, and the revised scheme would not introduce any additional harm in this respect. Notwithstanding, given the significant amount of protected treed within the site and previous concerns over the impact of development on their RPAs, it is considered reasonable and necessary to remove permitted development rights under Class E (buildings etc incidental to the enjoyment of a dwellinghouse) of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Neighbouring Amenity:

Due to the proposed main dwelling being set off the shared boundary with 'Whispering Pines' to the north by more than 1m, and the proposal being restricted to one storey adjacent to this boundary, there are no concerns relating to potential harm on neighbour amenity in respect of loss of light, overbearing, overlooking or noise impact.

While the ridge height of the two storey element has been increased, due to it being set back from the boundary by more than 1m, with the new dwelling being approximately 15 metres from the front of the dwellings of Rose Grove, it is unlikely that it would have an adverse overbearing impact upon these residential properties. There are no first floor windows proposed on the rear elevation facing Rose Grove to prevent overlooking into the front facing habitable windows.

Residential Amenity:

Internal Amenity: Policy TB07 of the MDD and R17 of the Borough Design Guide SPD require adequate internal space to ensure the layout and size achieves good internal amenity. R18 of the SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect.

While the number of bedrooms under this revised proposal has increased to three, it would still exceed nationally described space standards for a 3 bed, 5 person dwelling, having an NIA of 104.2m². Each bedroom exceeds the national standards for a double (11.5sqm) or single and ample storage and living space is proposed. The fenestration proposed on all elevations would ensure that suitable levels of daylight and sunlight are achieved within habitable rooms of the dwelling.

External Amenity: R16 of the Borough Design Guide SPD requires a minimum depth of 11m for rear gardens and a 1 metre setback from the site boundary to allow access thereto. It should receive direct sunlight and be capable of accommodating play, clothes drying and storage.

The approved main private amenity space to the rear of the main dwelling is retained under this revised scheme, which would have an irregular shape of approximately 26.6m², as well as a larger space to the front of the dwelling which falls outside of the

ecological zones. This is considered adequate for a dwelling of the size proposed, and the submitted daylight/sunlight analysis demonstrate that these areas would receive direct sunlight at certain times of the day and therefore would not be completely overshadowed by the existing trees.

Highway Access and Parking Provision:

Core Strategy policy CP6 concerns issues relating to highway safety and access. MDD Local Plan policy CC07 requires developments to deliver an appropriate level of off-street parking.

No changes are proposed to the proposed new vehicular access off Perimeter Road towards the southern boundaries of the site, with parking provision for 2no. vehicles plus waste and bicycle storage proposed adjacent to the access. The Council's Highways Officer has reviewed the proposal and raised no objection, concluding that the proposed access and parking arrangement remains acceptable for the larger dwelling. The submitted plans also demonstrate EV charging provision and adequate visibility splays.

Ecology:

Paragraph 187 of the NPPF is clear that new development should contribute to and enhance the natural environment by minimising impact on and providing net gains for biodiversity and Paragraph 193 states that planning permission should be refused if significant harm to biodiversity cannot be avoided, adequately mitigated or compensated for. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.

Biodiversity Net Gain:

The extant permission was validated before the commencement of mandatory biodiversity net gain (BNG), as set out by the Environment Act 2021 and associated regulations. As such, it was not required to demonstrate that there would be a BNG of 10% or more following the development. However, a S106 legal agreement was completed to secure off-site habitat enhancement to deliver a minimum of 0.09 units of medium distinctiveness habitat to compensate for the net loss of on-site habitat units.

BNG is now mandatory for major and minor planning applications unless the proposed development meets the exception criteria set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 (as amended), the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024. The proposal does not meet the exception criteria and is subsequently required to demonstrate that there would be a BNG of 10% or more following the development.

The statutory framework for BNG involves the discharge of the statutory biodiversity gain condition following the grant of planning permission and prior to commencement

of the development. The relevant Planning Practice Guidance states that prior to the determination of an application the LPA must be confident that the statutory condition is capable of being discharged, however full detail does not need to be submitted to the LPA prior to determination.

Following discussions with the Council's Ecology Officer, a revised BNG metric has been submitted which demonstrates that the revised scheme would result in a 4.79% habitat unit loss without proper mitigation/compensation. The habitat baseline has been agreed by the Ecology Officer. The applicant has stated that compensation for the net loss of on-site units, alongside BNG of 10% or more following the development, will be secured through off-site habitat enhancement. This will be demonstrated through the discharge of the statutory biodiversity gain plan condition.

Taking into consideration the information submitted in support of this application, including the indicative proposal for off-site enhancements, the Ecology Officer has advised they are confident that the statutory condition is capable of being discharged and no further information is required prior to the determination of the application. As such, the LPA can be satisfied that the proposal would comply with mandatory Biodiversity Net Gain requirement following the development.

Protected Species:

Subject to the previous conditions being attached to this development concerning mitigation during the construction works and a suitable landscaping scheme, the Council's Ecology Officers are satisfied that the development would not have a direct impact on protected species. Overall, subject to conditions there would be no direct or indirect harm to protected species and habitats as a result of the development and the proposal accords with the NPPF and MDD Local Plan policy TB23 in this respect.

Flooding and Drainage:

Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding and policy CC10 requires sustainable drainage methods and the minimisation of surface water flow.

The site is located within Flood Zone 1 and the proposal represents no additional flood risk or vulnerability from rivers. The Council's Flood Risk & Drainage Officer has therefore raised no objection in principle to the proposal, subject to drainage details being submitted to and approved in writing by the Council prior to commencement of development. This can be secured by condition.

Waste Storage:

Provision for bin storage is shown on the proposed plans to be located adjoining the new parking area and close to the proposed site entrance. This is considered to be acceptable.

Planning Balance and Conclusion:

The starting point for decision making is the development plan. However, as set out in

the Principle of Development section of this response letter, paragraph 11d(ii) of the NPPF is engaged and this also requires the proposal to be considered against the policies of the NPPF taken as a whole. The tilted balance does not however displace the primacy of the development plan.

Paragraph 8 of the NPPF sets out that achieving sustainable development means that development should satisfy three overarching objectives in relation to economic, social and environmental benefits.

Economically the proposed development would enable job creation during the construction period although this would be very limited given the scale of the scheme. There would also be contribution to the local economy with consumer spending on goods and services within the immediate and wider area, alongside some indirect benefit arising from the payment of Council tax and other spending, although this is likely to be limited given the scale of the proposal as a single family dwelling. Notwithstanding, these benefits combined can reasonably be considered to fulfil a positive economic role.

Regarding the **social** role the development would perform, the provision of one family sized dwelling within settlement limits and while this meets the social objective of the NPPF, this benefit would be minimal and therefore afforded limited weight.

Environmentally, the site hosts several TPO trees, and the revised scheme has been designed to take into account their root protection areas and canopies, so that all trees can be retained and protected throughout the span of construction and for the lifetime of the development. In addition, this proposal is subject to the statutory Biodiversity Net Gain requirement and as such would be required to compensate for the loss of on-site habitat units and provide a 10% net gain of units through off-site enhancements, this is an improvement from the extant permission (ref. 240758). Furthermore, the proposal could reasonably be expected to demonstrate a degree of inherent sustainability through compliance with current local plan energy efficiency objectives and up to date Building Regulations standards. All these benefits combined can reasonably be considered to fulfil a positive environmental role, although this is afforded limited weight due to the scale of the proposal.

Of significance to this assessment is that the principle of development on the site has already been established through the granting of consent ref. 240758. The previous consent remains extant and could be implemented as an alternative scheme. While the current proposal is larger than the approved dwelling, no adverse impact on any material planning considerations has been identified and the scheme remains appropriate in terms of design and local character, its relationship with neighbouring properties, its impact on wildlife and protected trees and highway safety matters.

Overall, when applying weight to the economic, social and environmental benefits of the scheme, no adverse harm has been identified which would significantly and adversely outweigh the identified benefits as required by paragraph 11 of the NPPF. Therefore, the proposal represents an acceptable outcome for the site and is recommended for **approval** subject to conditions.

Community Infrastructure Levy (CIL): When planning permission is granted for a

development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

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:	Yes
Recommendation:	Approve
Date:	16 October 2025
Earliest date for decision:	7 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	17 October 2025