

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242354
Site Address:	Whistley Green Farmhouse, Whistley Green, Hurst, Wokingham, RG10 0DU
Expiry Date:	8 November 2024
Site Visit Date:	25 September 2024
Proposal: Householder application for the proposed erection of garden room outbuilding to rear garden.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Affordable Housing Thresholds
Areas of Special Character – **Village Centre, Hurst**
Non-Designated Heritage Asset – **Whistley Green Farmhouse**
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – **Hurst (Limited Development Location)**
Great Crested Newt Consultation Zone – **Amber Risk Zone**
Ground Water Zones
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special

	Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
080247	Proposed erection of replacement porch and canopy over garage doors. Demolition of existing porch.	Approved 21/08/2008
110842	Proposed erection of a two storey rear extension and a single storey front extension to dwelling.	Approved 01/06/2011

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objections

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Principle of Development:

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

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. 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.

Character of the Area/Heritage:

The proposed outbuilding would be sited in the southern corner of the application site's rear garden, would have a gable roof form and would be finished with Dark Grey Corrugated Iron Cladding. The use of the outbuilding is proposed to be for gym

purposes. It would have a footprint of 6 x 4 metres and a maximum ridge height of 3.65 metres.

Whilst a stark contrast in architectural makeup when compared to the traditional aesthetic of the host dwelling, the building is set far enough away and of sufficient quality to be read an honest and contemporary addition with the setting of the heritage asset. Given this, no objection is raised to the application from a character/heritage perspective in terms of the impact onto Whistley Green Farmhouse and on the Hurst Village Centre Area of Special Character.

Neighbouring Amenity:

Overlooking:

The nature of the proposals warrant no overlooking concerns.

Loss of Light and Overbearing:

The footprint of the outbuilding is modest and would very minorly impact the eastern corners of the adjacent St Merryn and Monza's rear gardens which is acceptable.

Highway Access and Parking Provision:

The proposals would have no impact on existing parking provision.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. The footprint of the outbuilding is modest and raises no flooding concerns.

Landscape and Trees:

It would appear that some young trees adjacent to the site's western boundary would need to be removed to facilitate the erection of the outbuilding but as these are unprotected, they could be felled by the applicant at any time without the need for permission. Their loss would have a negligible visual impact on the visual amenities of the area and are acceptable.

Ecology:

The site is located within an Amber Risk Zone for Great Crested Newts (GCN). Despite this, the footprint of the outbuilding is modest and is not anticipated to have any harm to this protected species.

The standard GCN informative will be added to the decision notice as a precaution.

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:	Not required
Recommendation:	Approval
Date:	14 October 2024
Earliest date for decision:	7 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.10.2024