

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242773
Site Address:	Tiryns, Forest Road, Binfield, Wokingham, RG40 5QR
Expiry Date:	31 January 2025
Site Visit Date:	07/01/2025
Proposal: Full application for the proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Thames Basin Heaths SPA Mitigation Zones
- Great Crested Newt Consultation Zone Householder
- Great Crested Newt Consultation Zone Minor

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
38474	Single storey side extension to form study.	Approved, 21/11/2991
17753	Re-roof existing workshop and erect new games room.	Approved, 14/07/1982
12/56	Double garage.	Approved, 12/02/57
612/56	Alterations and additions.	Approved, 11/09/1956

CONSULTATION RESPONSES**Internal**

WBC Environmental Health – No comments received.
WBC Drainage – No objections, subject to a condition.
WBC Highways – Further information requested.
WBC Landscape and Trees – Further information requested.
WBC Built Heritage Officer – No comments received.
WBC CIL – The proposed development will be CIL liable.
WBC Cleaner and Greener – No comments received.
WBC Ecology Newts – No objections, subject to a condition.
WBC Ecology – No comments received.

External

South East Water – No comments received.

REPRESENTATIONS

Parish/Town Council	St Nicholas Hurst Parish Council – No comments made.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL**Site Description:**

The application site comprises a detached house with a bedroom, an attached annexe, and several outbuildings. It is situated in a semi-rural location just north of Wokingham, within an area characterised by open farmland and dispersed properties.

The proposal seeks the erection of a 4-bedroom, single storey replacement dwelling following demolition of the existing dwelling and outbuildings.

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.

Policy CC02 of the MDD Local Plan and CP9 of the Core Strategy define development limits across the Borough including a hierarchy of major, modest and limited locations; which typically relates to access to services and the density of the area.

Policy CP11 of the Core Strategy relates to proposals outside such development limits. It is a restrictive policy designed to protect the separate identity of settlements and maintain the quality of the environment. The site is located in the countryside and therefore must be assessed against Policy CP11. The policy states that proposals outside of development limits will not normally be permitted except where, inter alia:

- In the case of replacement dwellings, the proposal must: i) Bring about environmental improvements; or ii) Not result in inappropriate increases in the scale, form or footprint of the original building.

The Borough Design Guide supplements the Core Strategy by providing detailed guidance for development in the countryside. This includes a guideline figure limiting replacement dwellings to a maximum increase of 50% over the volume of the original dwelling. Based on the volume calculations provided, the applicant claims the proposal represents an approximate 10.5% increase over the existing property and outbuildings. However, as stated, volume calculations must be based solely on the original dwelling as built. When measured against the original dwelling, the proposed replacement dwelling would exceed the 50% limit advised in the Borough Design Guide.

Despite this numerical increase, the replacement of the existing two-storey dwelling with a single-storey dwelling would effectively reduce the overall form and scale of development on the site. The proposed dwelling would have a more subdued and low-key appearance, better aligning with the rural character of its surroundings. Additionally, the proposed building footprint would remain similar to the existing footprint and would not result in excessive encroachment or expansion of development into open countryside. Instead, the proposal consolidates the built form by incorporating a more compact dwelling and removing several outbuildings surrounding the dwelling.

On balance, taking into account the existing two-storey dwelling and associated structures at the site, the proposed development represents a considerable reduction in scale and form from the original dwelling. This aligns with the policy objectives of CP11 and the Borough Design Guide while respecting the rural context of the site. The scheme would therefore be acceptable in principle.

Character of the Area:

The site is situated in a semi-rural location just north of Wokingham, along a section

of Forest Road characterised by a mix of bungalows and two-storey dwellings. The immediate area comprises open farmland interspersed with scattered properties, reinforcing its rural character. While urbanisation has progressively encroached upon the surrounding landscape, open spaces, including fields and large garden areas, remain dominant. These spaces are integral to preserving the settlement's rural identity and maintaining its historical connection to the surrounding countryside.

The proposed replacement dwelling would adopt a barn style appearance and would be constructed with red brick with exposed black stained timber lintols, black stained timber boarding and black Millboard Cladding. Taking into account the large variety of architectural styles and external materials evident along this section of Forest Road and that fact that the new dwelling would be set well back from the highway, and completely screened from the street scene by mature vegetation, it is considered that the new dwelling would have an acceptable impact on the character of the area.

Housing Amenity

Internal amenity

Policy TB07 of the MDD and R17 of the SPD require adequate internal space to ensure the layout and size achieves good internal amenity. A minimum standard of 117m² applies for a four-bedroom, single storey dwelling including a loft level dwelling (on the basis of eight persons sharing). The internal gross floor area would comply with this requirement, and as such there is no objection in terms of adequate internal space.

In terms of bedroom sizes, the Technical Housing Standards requires that a dwelling with more than one bedroom should have a main bedroom (double), which is to have a minimum area of 11.5sqm. Secondary of single bedrooms should have a minimum area of 7.5sqm and living spaces should have a minimum area of 31sqm. There should also be provision for storage. Based on the submitted floors plans, the proposed bedrooms would comply with the national space standards for double occupancy and single occupancy rooms. The living spaces would also comply with the above requirements.

R18 of the Borough Design Guide SPD also requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect. The proposed dwelling would include sufficient openings to the front and rear elevations which will provide natural light into the habitable rooms.

External amenity

R16 of the SPD requires a minimum depth of 11m for rear gardens and a 1m setback om the site boundary to allow access thereto. The proposal would meet the above requirements, therefore no objections are raised.

Neighbouring Amenity:

The proposed replacement dwelling would be appropriately positioned within the site, maintaining a substantial distance from neighbouring properties. Its modest scale ensures that it would not result in overlooking, loss of light, or an overbearing impact on surrounding amenities.

Highway Access and Parking Provision:

The proposal will demolish the existing outbuildings 1, 3 and 4 and replace the existing dwelling of 10 habitable rooms to the proposed dwelling with 9 habitable rooms.

Sustainability

In view of the site is already in use for the existing dwelling, The Council's Highways Officer would have no objection on site sustainability for the replacement of dwelling.

Access

The existing vehicular access and gate access will be retained. The building footprint will be set back, resulting in an enlarged driveway. The Highways Officer expects that there will be no negative impacts on vehicle manoeuvring.

Parking

According to the WBC Car Parking Standards, the development of such scale in Village location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The Highways Officer considers that the site will have ample spaces for the parking, which is acceptable.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S).

Cycle Provisions

The proposed garage is of suitable dimensions for cycle storage, which is acceptable.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. The Council's Drainage Officer has reviewed the application and has noted that the drainage details have not been provided and the existing drainage details has not been mentioned. The Drainage Officer has subsequently recommended a condition be implemented which secures full details of the drainage system for the site prior to the commencement of development. A suitable condition will be attached to any approval.

Landscape and Trees:

The site is in Countryside and set back from public roads to the extent that there are no views of the current built forms. Trees within and around the plot are important for the Countryside setting and screening.

The Council's Trees and Landscape Officer has reviewed the submitted Arboricultural Report [Bucks Plant Care Ltd, dated 21 November 2024, ref: Ref BPC 21309] and supporting AIA plan contained within Appendix 2 of this report and considers that acceptable information has been provided. Suitable conditions will be attached to any approval to secure the protection of trees, shrubs and hedges throughout the time

that development is being carried out.

Ecology:

Bats

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Preliminary Roost Assessment (John Wenman Ecological Consultancy, March 2024, ref: R2628_PRA_a) identified several potential roost features across the residential house and garages, including lifted roof tiles, hanging tiles, gaps between the soffit and brickwork, and lifted lead flashing. As a result, the assessment concluded that the proposed development could impact these potential roost features. To determine the presence or absence of bat roosts, further surveys were recommended before any works proceed.

A follow up Ecological Survey Report (By Urban Tree Experts, July 2024, Ref: SPH/ESR-24/02.06) found that no bats or evidence of bats were observed during the preliminary roost assessment and no bats were seen entering or emerging from the property during the activity surveys. This indicates that the property has not been used as a roost by bats and that an EPSL from Natural England is not required.

Great Crested Newts

The development falls within the red impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the red impact zone, there is highly suitable habitat and a high likelihood of great crested newt presence. Furthermore, there are recent records of great crested newts within the immediate vicinity of the application site.

The supporting GCN Habitat Assessment (John Wenman Ecological Consultancy, May 2024, ref: R2626_GCN_a) found that in the absence of precautionary mitigation measures, there is a low risk that individual GCNs could potentially be injured and/or killed during the construction activities if a local population exists in the wider area. To avoid this, the assessment recommended that reasonable avoidance measures to minimise the risk of killing individual GCNs are implemented during the construction phase. A District Licensing Officer concurs with this condition. A suitable condition will be attached to any approval.

Waste Storage and Collection:

Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste and recycling as well as provision for green waste and composting and an appropriate area for ease of collection.

Although the provision for waste storage has not been shown on the submitted plans, it is considered that ample space along the front driveway for waste storage would be available and accessible on collection days similar to the existing waste storage and collection measures for along this road. As such, no objections are raised on this aspect.

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:	Approval
Date:	28 January 2025
Earliest date for decision:	2 January 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	31.01.2025