

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241921
Site Address:	Sadlers Cottage, Sadlers End, Sindlesham, Wokingham, RG41 5AL
Expiry Date:	19 September 2024
Site Visit Date:	6 August 2024
Proposal: Full application for the use of the existing outbuilding as a residential annex, and proposed single storey side and front extensions to the outbuilding.	

PLANNING CONSTRAINTS/STATUS

Countryside
Bat Roost Habitat Suitability
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
Thames Basin Heaths SPA Mitigation Zones
PRoW Within WB Consultation Zone
Local Plan Update Submitted Sites

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CP11 – Proposals Outside Development Limits
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 TB09 – Residential Accommodation for Vulnerable Groups TB21 – Landscape Character TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM5 - Protection of the Countryside DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
221441	Application to vary conditions 2 and 4 of planning consent F/2012/0188 for the Proposed erection of single storey and first floor side and rear extensions and erection of replacement detached garage, following demolition and removal of existing garage. Condition 2 Refers to approved details, Cond 4 No building works and the variation is to add additional footpaths, a patio, rear canopy, front canopy extension, alterations to size/design of detached garage, erection of car port and alterations to size/design of front porch. (Retrospective)	Approved 12/07/2022
220625	Application for a certificate of existing lawful development for the use of a detached outbuilding in the grounds of Sadlers Cottage as a separate dwelling.	Refused 22/04/2022
212235	Full application for the proposed subdivision of the site and use of the existing outbuilding as a separate 1 no. bedroom residential dwelling with associated access and parking.	Withdrawn 17/09/2021
120777	Proposed erection of single storey and first floor side and rear extensions and erection of replacement detached garage, following demolition and removal of existing garage.	Approved 19/03/2012
111428	Proposed erection of two storey side/rear/front extensions and single storey side extensions to dwelling, plus front porch canopy.	Refused 01/08/2011 Appeal Dismissed

CONSULTATION RESPONSES
Internal
WBC Highways – No objection WBC Landscape and Trees – No objection WBC CIL – CIL liable

External

None consulted

REPRESENTATIONS

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

APPRAISAL**Site Description:**

The application site is a single storey 'L' shaped timber clad outbuilding of 3.3m height, located within the residential gardens of and is ancillary to the host dwelling of Sadlers Cottage. The outbuilding is accessed from Sadlers Lane by the main gate of the host dwelling and the driveway extends up to the front of the outbuilding. There is no separate curtilage or landscape separation identified between the main dwellinghouse and the subject cabin outbuilding. Internally, the outbuilding comprises of a living area, kitchen, bathroom and a bedroom.

Proposal:

The application proposes a single storey front and side extension to the existing cabin outbuilding to be used as an ancillary residential annexe for the applicant's elderly grandmother, who is a registered disabled person (evidence provided) and requires constant supervision due to health issues.

The supporting letter explains that the applicant has moved in to the property in September 2023, and the proposed extension to the outbuilding is to include an additional bedroom so that a family member can stay overnight as the relative always requires assistance, along with other modifications to the internal layout to facilitate better mobility for the disabled relative. The letter also states that the relative will participate in daily living activities with the main dwellinghouse including sharing family meals, utilities and socialising.

Planning History Background:

Application Ref. 220625 related to a certificate of existing lawful development for the use of the cabin outbuilding as a separate dwelling. It was refused on the ground that that it had not been demonstrated that the use of the outbuilding as a separate dwellinghouse had been occurring for the required 4 year period. Notwithstanding, the Officer Report for the application concluded that the outbuilding has been in its current location since at least 2008 (from Aerial Google Imagery), and so it has become lawful due to the passage of time (over 10 years). Moreover, there is no separate Council Tax record and no separate electric and water meters for the outbuilding. There is also no separate access and driveway and no physical separation in the form of any boundary treatment between the main dwellinghouse and the outbuilding. The outbuilding provides occasional temporary accommodation for family and friends and is also used for storage purposes. It was therefore concluded that the outbuilding's use was as an ancillary accommodation to the main dwellinghouse at Sadlers Cottage.

Notwithstanding the above, the lawful use of the outbuilding as a residential annex has not been proved through a certificate application, hence why the applicant has indicated to include the use as part of this current application.

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 outside of settlement limits and in designated countryside, and is therefore subject to policy CP11 of the Core Strategy, which seeks to maintain the high quality of the rural environments as well as to protect the separate identity of settlements. Policy CP11 states, *inter alia*, that that proposals outside of development limits are not normally permitted where they result in inappropriate increases in the scale, form or footprint of the original building. In this respect, the proposed extensions to the existing cabin outbuilding are considered acceptable in terms of mass and scale, being single storey and with a modest increase to the existing footprint, such that it would not result in any significant encroachment upon open countryside, and therefore would be considered acceptable.

Character of the Area:

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. This is reinforced in the Borough Design Guide SPD, including R1 and RD1 of the Borough Design Guide SPD, which require that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area, R11 which requires a coherent street character, including in terms of scale, rhythm, proportion and height.

The proposed extensions to the existing cabin outbuilding are relatively minor in nature and would involve a modest increase in mass and built form (circa 20.46sqm). The new fenestration and materials proposed are similar to those existing within the outbuilding, and given its single storey nature and location behind the existing boundary treatments of Sadlers Cottage, views of the outbuilding from the public realm are fairly limited, so that the proposal would not be considered to pose unreasonable harm to the character of the area.

It is noted that the outbuilding would contain main facilities for its use as a residential unit. However, as mentioned above there would be no physical separation between this building and the host dwelling on site, with garden/driveway areas remaining open and part of both the existing house and the new ancillary residential accommodation, and the residential accommodation would only be accessed from the main and existing entrance to the site. The proposed use is ancillary in nature. Notwithstanding, it is considered necessary to impose the condition to limit the use of the annex solely as ancillary to the main house, so that it cannot be sold, let or dispose of separately from the main dwelling.

Neighbouring Amenity:

There would be no negative impact identified upon neighbouring amenities given the modest scale and single storey nature of the proposed extensions, and considerable separation distance to adjoining properties.

Highway Access and Parking Provision:

The total numbers of habitable rooms of the annex will remain unchanged for the proposed extension. The applicant states that the annex will remain ancillary to the main dwelling. It is therefore expected that there will be no additional demand for car parking on site. The overall spaces of driveway within the red line are sufficient for more than six parking spaces after the extension, which is acceptable. No negative impact on abilities for cycle storage is expected, which is acceptable. The WBC Highways Officer has raised no objection to the proposal.

Landscape and Trees:

The site is located on Sadlers End which is a Byway Open to All Traffic. The site backs onto open fields currently and faces another remote dwelling surrounded with wooded copses that are protected trees (TPO 0225 1983). Beyond the site to the south is the extended woodland associated with Bearwood.

There are no protected trees within the site but there are good quality trees around the boundaries that provide scale and a setting to the buildings within the plot. There are trees to the rear of the cabin outbuilding which is located on the extended driveway. The extension to the cabin will be forward of the building and away from the trees, so it is not expected to be any conflict with tree roots, therefore no formal tree protection information is required in this case. The WBC Trees and Landscape Officer has raised no objection to the proposals that do not pose any threat to existing landscape features.

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
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Recommendation:	Approval
Date:	9 September 2024
Earliest date for decision:	22 August 2024

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	10 September 2024