

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241924
Site Address:	3 Sorrel Drive, Arborfield Green, Wokingham, RG2 9QY
Expiry Date:	1 November 2024
Site Visit Date:	21 October 2024
Proposal: Householder application for proposed erection of outbuilding and pergola in rear garden, installation of heat pump and hot tub, plus change of fenestration at garage.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Strategic Development Location
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
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 CP8 – Thames Basin Heaths Special Protection Area
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 CC07 – Parking CCO8 - Noise
Other	Borough Design Guide Supplementary Planning Document Arborfield Garrison SDL SPD Arborfield and Newland Village Design Statement Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY- No planning history
--

CONSULTATION RESPONSES

Internal

WBC Environmental Health: No objection
--

WBC Highways: No objection subject to conditions
--

WBC Landscape and Trees: No objection

WBC Ecology Householder: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Barkham Parish Council: No fundamental objection provided any future neighbours are made aware of these changes as part of their due diligence. If this is not possible then Barkham Parish Council objects until new neighbours can be advised. Barkham Parish Council would also like to point out that the justification for this development as provided in Section 8 - "that it will deliver significant social and economic benefit to the area" has little substance and should not be allowed to sway any decision. Officer response: The Council notified the following properties 1 & 5 Sorrel Drive and 16 Bride Road in CIVCA as per statutory requirement.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached dwelling occupying a corner plot, with a separate garage that forms the rear wall of the garden. The site benefits from a large curtilage spanning the side, front and rear of the dwelling. This outdoor space is screened from neighbouring properties by virtue of the tall boundary wall and fencing, typical of the wider new development
--

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.

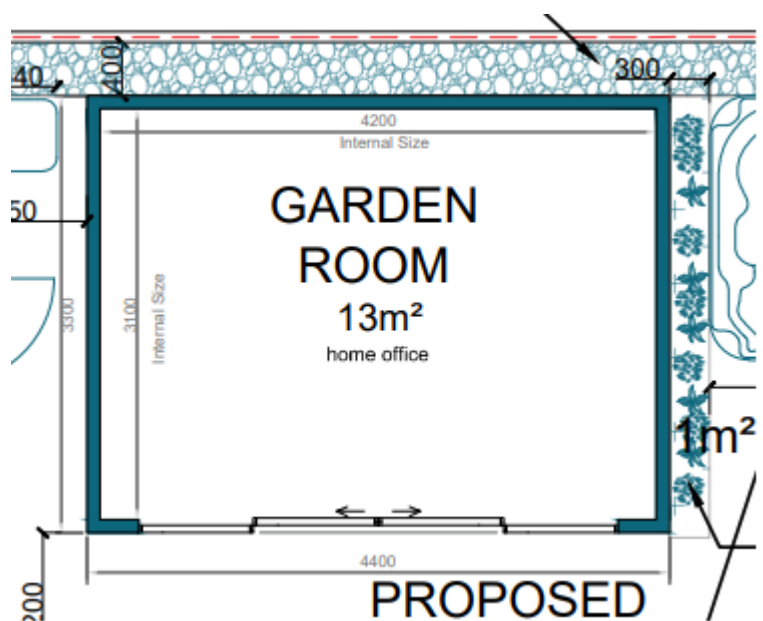
The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built 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.

Purpose of Outbuilding: The design and access statement submitted states *“the garden room will be used as a home office to facilitate hybrid working”*.

The use of an outbuilding as incidental to the main house typically refers to the ancillary or secondary function of the outbuilding in relation to the primary residence. In this context, the outbuilding serves as an additional amenity or feature of the main house, providing supplementary space as a home office to facilitate hybrid working.

Given the floor plans show that outbuilding will be used for a home office. The structure does not contain the facilities required for day-to-day living, and thus could not be occupied as a separate dwelling. Thus, the circumstances indicate that the proposal would be ancillary to no.3. The proposed usage of the structure would not result in a material change of use or the formation of an independent residential planning unit.

Concerns have been raised regarding the outbuilding purpose/use. However, this can be overcome using a condition “Ancillary Use” to ensure that the proposed outbuilding hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.



Character of the Area: The purpose of the garden room will be used as a home office to facilitate hybrid working. The garden room mono-pitch roof will be approx. 2.50m in height, 3.30m in width and 4.4m in length. The finishing materials will be

anthracite insulated panelling, and there will be sliding glazed doors on the south elevation of the structure. Given its northwest corner of the rear garden it would not be very visible from the public realm and therefore not harm the street scene.

The pergola canopy will be positioned on the western (rear) elevation of the main dwelling and will be stand 2508mm high, this will be metal grey to match the existing colour used on the dwelling. Given the application site corner location, the pergola would be visible from the public realm. However, the pergola is an open sided structure and physically less dominate/unobtrusive structure.

The proposals including both the outbuilding and pergola canopy, do not significantly exceed the height of the wall and fencing sufficiently to impact the street scene.

The new hot tub will be located to the east side of the home office unit, and measure 2000mm by 2000mm, and will be situated on hardstanding, in front of proposed gravel edging area. The air source heat pump is proposed to be sited adjacent to the hot tub (approx. 0.65m in height). The ASHP and hot tub would not be visible given its small size and scale and would be screened by the existing boundary, therefore no harm to the character of the area.

The pedestrian door to the garage, this is located on the east elevation of the garage of the property (opening into the applicants rear garden) and will be 800mm by 2100mm and will be anthracite grey to match the rest of the doors on the host dwelling. It is a minor addition and would not harm the street scene.

Neighbouring Amenity: The air source heat pump, hot tub and pedestrian door to the garage would not have any harmful impacts upon neighbouring amenities

Given the location of the pergola and it being an open sided structure and physically less dominate/unobtrusive structure it would not result in significant harmful impacts upon neighbouring amenities.

The outbuilding will not result in harmful overlooking as all the opening look into the garden.

The garden room is located to the northern fence line and the roof of the building extends 52cm over and above the 1.8m fenced boundary. The area of the neighbouring garden where the overshadowing will occur is not in the main part of the garden but close to a sideways. Furthermore, the majority of the outbuilding would be screened by the fence and would not considered to be overbearing or cause significant loss of light to plot 41.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Highway Access and Parking Provision: With reference to the approved details of under Planning Application Reference 220421, Plot 40 consists of 8 habitable rooms.

The proposal involves new pedestrian door to garage and erection of outbuilding for one additional habitable room, increasing the numbers of habitable rooms from 8 to 9. The existing parking spaces and garage will be retained.

According to the WBC Car Parking Standards, the development of such scale in Village location will require a minimum of two driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed retainment of two driveway parking spaces and a single garage bay for parking is acceptable.

There is no highways concern for the installations at garage subject to the internal dimensions of the garage remains suitable for car parking.

No change in the ability for cycle storage is expected, which is acceptable.

Landscape and Trees: The site is located on a new area of housing development at Arborfield Green. There is a group of protected Larch trees close to the site – TPO1492/2014 but these were removed to permit development. The officer has no objection to the other development in terms of impact on landscape features.

Ecology: It appears that TPO 1492/2014 ref G0 has previously been clear felled. There are no ecological objections to the proposals for this new build.

Environmental Health: An acoustic testing report has been submitted and the council's EH Officer is satisfied with the conclusions, which are in line with what the council would expect. The Heat Pump is adjacent to the neighbouring flank elevation and is not direct outside of any main windows or outdoors areas associated with the dwelling to the north.

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:	Approved
Date:	29 October 2024
Earliest date for decision:	30 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	29.10.20204