

Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Sir/Madam,

Re: Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ

Section 73 Application to vary condition 02 (approved plans) and of planning permission 231459 for the erection of additional single storey element forming plant room.

I am pleased to enclose a Section 73 application submission for planning permission ref. 231459 approved on 10 January 2024. This submission seeks to vary condition no. 2, in respect of the erection of an additional single storey element as part of the new dwelling on its northern side, to form a plant room.

The condition in question relates to the following approved development:

Full application for the erection of a part 2 storey extension part single storey extension with 3 No dormers to the main roof existing home office/store to create a new dwellinghouse with hardstanding and patio to the west of the dwelling.

As the approved description of development already refers to the resulting building being part 2 storey, part single storey, including through addition of extensions, it is considered that the addition of a further single storey extension to form the proposal in question would not alter this approved description. It is therefore appropriate to provide this as a Section 73 application.

Accompanying this submission are the relevant application form, documents, and information.

Condition 2: Approved Plans

This condition states:

Approved details – This permission is in respect of the submitted application plans and drawings numbered/labelled 'Proposed Block Plan', 'Location Plan', 'Proposed Block Plan - 22203-3 03', 'Proposed Elevations and Floor Plans - 22203-3 02' and 'Site Survey 22071640 01' received by the local planning authority on 26 June 2023.

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Principle of Development

With the principle of development for the creation of the dwellinghouse (with enlargements to the existing building) having been established in the parent permission, this Section 73 application therefore falls to be determined on the basis of the implications of the additional proposed extension on the north-facing elevation.

The application site lies within the defined settlement of Finchampstead, albeit close to the edge of the settlement. It also lies within a designated 'Modest Development Location'. Therefore, the principle for additional residential development in the form of an enlargement to a previously approved dwelling is acceptable, subject to matters including impact on the character of the area, impact on amenities of neighbouring properties, etc.

Furthermore the proposal does not prejudice the allocation of the wider land for additional housing (Policy SAL03) in view of its specific siting and extent.

Impact on Character of Area

Policy CC02 states that development at the edge of settlements is acceptable where it respects the transition between the built-up area and open countryside. Policy TB06 goes on to state that proposals should avoid inappropriate development of residential gardens, which is achieved by, inter alia, granting development where there is a positive contribution to the character of the area.

The proposed massing of the additional enlargement, as highlighted by its proposed depth of 1.5 metres and width of 2.5 metres, would provide a very modest enlargement to the previously approved built form. It would have a gable roof, matching the roof slope and angle of the main gable

feature of the building it adjoins, and this gable design would also match that of the single storey porch element on the opposite side of the building.

The additional enlargement would have very limited (if any) visibility from public vantage points, being set on the northern elevation and therefore screened by the main building. In any case, it constitutes a high quality design element for the reasons stated above, and would be an appropriate and sympathetic addition as a result.

In these aspects the proposal would therefore accord with Policies CC02 and TB06, with the previously approved development having been established to make a positive contribution to the character of the area. This additional enlargement would at minimum maintain this contribution.

Impact on Amenities of Neighbouring Occupants

The proposal, by way of its siting and massing, would not result in any detrimental impact upon the amenities of occupants of the retained dwelling of Silver Wood, by way of its separation distance, absence of any loss of privacy implications, and relationship to the established built form.

Ecology

As the parent permission pre-dates the introduction of mandatory Biodiversity Net Gain, this Section 73 submission is not liable to this requirement.

Sustainability

The purpose of the proposed plant room is to provide space for the housing of items in relation to a proposed air source heat pump to be installed on the main building, as well as other ancillary items regarding the heating of the building. The proposal therefore seeks to enable the provision of on-site renewable energy, which is a material planning benefit.

Other Planning Considerations

In view of the siting and scale of the proposal, it would not result in a negative impact upon landscaping matters, with the existing northern space upon where the enlargement is to be placed not proposed for specific planting measures. An extant planning condition requesting further landscaping details to the wider property would remain.

The proposal would not impact upon established parking or access requirements. In terms of drainage matters, this would remain subject to the planning conditions imposed on the parent permission (which of course are not proposed to be varied).

Conclusion

It is presented that the proposed alterations to the approved development would have an acceptable impact on the character and appearance of the host building and the surrounding area, as well as in terms of impacts on the amenities of neighbouring occupants, and other technical matters such as transport implications and drainage. The proposal would also offer sustainability benefits. Consequently the proposal remains compliant with both the Development Plan and the National Planning Policy Framework (2023).

No further conditions are sought to be varied as part of this submission.

It is therefore presented that the above described information is satisfactory to vary the stated condition. If you have any comments or questions regarding the contents of this application submission please do not hesitate to contact me.

Yours faithfully,

Matthew Miller BSc (Hons) MSc MRTPI

Associate Director | ET Planning

200 Dukes Ride Crowthorne RG45 6DS

