

## **DELEGATED OFFICER REPORT**



**WOKINGHAM  
BOROUGH COUNCIL**

|                                                                                                                                                                                 |                                                      |
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| <b>Application Number:</b>                                                                                                                                                      | 241964                                               |
| <b>Site Address:</b>                                                                                                                                                            | 2 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP |
| <b>Expiry Date:</b>                                                                                                                                                             | 3 February 2025                                      |
| <b>Site Visit Date:</b>                                                                                                                                                         | 22 January 2025                                      |
| <b>Proposal:</b> Full application for the proposed erection of a detached dwelling, with associated parking and landscaping. Following the demolition of the existing dwelling. |                                                      |

### **PLANNING CONSTRAINTS/STATUS**

Bat Roost Habitat Suitability  
Scale and Location of Development Proposals – Modest Development Location (Spencers Wood)  
Great Crested Newt Consultation Zone  
Nuclear Consultation Zone  
Landscape Character Assessment Area  
SSSI Impact Risk Zones  
Thames Basin Heaths SPA Mitigation Zones – 5km zone

### **PLANNING POLICY**

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP2 – Inclusive Communities<br>CP3 – General Principles for Development<br>CP5 – Housing Mix, Density and Affordability<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP8 – Thames Basin Heaths Special Protection Area<br>CP9 – Scale and Location of Development Proposals<br>CP17 – Housing Delivery                                                                                                                                            |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB05 – Housing Mix<br>TB07 – Internal Space Standards<br>TB08 – Open Space, Sport and Recreational Facilities Standards<br>TB21 – Landscape Character<br>TB23 – Biodiversity and Development |

|                                             |                                                                                                                                                                                                                                                                    |
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| <b>Joint Minerals and Waste Plan (JMWP)</b> | The site is not located within an area where the policies of the JMWP would apply.                                                                                                                                                                                 |
| <b>Other</b>                                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Sustainable Design and Construction Supplementary Planning Document<br>A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross<br>Shinfield Neighbourhood Plan |

## PLANNING HISTORY

| Application No. | Description                                                                                                                                                                           | Decision & Date                               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| F/1998/66986    | Proposed front and rear dormer extensions to dwelling to form room in loft space                                                                                                      | Approved<br>10/03/1998                        |
| F/2002/5937     | Proposed erection of a detached replacement dwelling following demolition of existing dwelling                                                                                        | Approved<br>07/08/2002                        |
| F/2007/1784     | Proposed renewal of consent F/2002/5937 for the proposed erection of detached replacement                                                                                             | Approved<br>18/09/2007                        |
| 151541          | Full application for the proposed erection of 2no. 4 x bedroom dwellings, associated access and parking following demolition of existing bungalow                                     | Refused<br>22/07/2015                         |
| 211997          | Full application for the proposed erection of 1 no. detached dwelling with associated landscaping and parking, following demolition of existing dwelling and outbuilding.             | Approved<br>10/09/2021                        |
| 214165          | Full application for the proposed erection of 1 no. detached dwelling with a detached car port and associated landscaping, following demolition of existing dwelling and outbuilding. | Refused<br>21/02/2022 and dismissed at appeal |

## CONSULTATION RESPONSES

### Internal

**WBC Environmental Health** – No comments received  
**WBC Drainage** – No objection subject to condition  
**WBC Highways** – No objection subject to conditions  
**WBC Landscape and Trees** – No objection subject to conditions  
**WBC Emergency Planning** – No objection  
**WBC CIL** – Development would be CIL liable  
**WBC Cleaner and Greener** – No comments received  
**WBC Ecology Newts** – No objection  
**WBC Ecology** – No comments received

**External**

**Office for Nuclear Regulation** – Consultation withdrawn as not required to be consulted as there would be not be a net increase of residential accommodation in the DEPZ

**Thames Water Utilities Ltd** – No comments received

**West Berks Emergency Planning Officer** – Consultation withdrawn as not required to be consulted as there would be not be a net increase of residential accommodation in the DEPZ

**AWE Burghfield** – No objection

**REPRESENTATIONS**

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | <p>Provided comments which read as follows:</p> <p><i>The majority of properties in this area of the street are single storey bungalows. The neighbouring property has solar panels that may be affected by a loss of light as this proposed overbearing extension is likely to cast a shadow over the property. This would contravene WBC's policy on sustainability and should be thoroughly investigated.</i></p> <p><b>Officer Comment:</b> <i>The above will be discussed in the report.</i></p>                           |
| Ward Member(s)      | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Neighbours          | <p>1 comment has been received from the adjacent neighbouring property (no. 4 Grovelands Road).</p> <p>Concern was raised regarding overshadowing of this neighbouring bungalow and the solar panels installed on the roof of the bungalow. This is in contradiction of the Wokingham Climate Emergency Action Plan. The previous application for a similar size two storey house was rejected by the Secretary of State.</p> <p><b>Officer Comment:</b> <i>The above is noted and will be discussed within the report.</i></p> |

**APPRAISAL****Site Description:**

The application site is a detached bungalow located on the eastern side of Grovelands Road. The surrounding area comprises of a mix of bungalows and two storey dwellings that have varying architectural features and design.

**Proposal:**

Planning permission is sought for the demolition of the bungalow and the erection of a contemporary, two storey dwelling. It should be noted that this application is a resubmission of approved application 211997 which has now expired.

**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. The proposal would also see the redevelopment of a brownfield site which is supported by paragraph 124 of the NPPF. Policy 1 of the Shinfield Neighbourhood Plan also supports development in settlement limits, which this is.

**Sustainability**

Policies CP1 and CP6 of the Core Strategy require that development be sustainable, in terms of enhancing the quality of the environment and achieving zero carbon developments with a reduction in the need for travel and the promotion of sustainable transport.

In this case, the site is located within a Modest Development Location and is in close proximity to facilities, services and public transport (bus routes). From a sustainability perspective, it is within a suitable location and is acceptable in terms of the principles stated in the Core Strategy.

**Character of the Area:**

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.

The application site comprises of a single storey detached chalet style bungalow and garage. The surrounding streetscene is characterised with detached dwellings with a variation in the spacing of dwellings within the road and the surrounding area. The height of the dwellings within the street varies, with two storey dwellings at no. 10 and 16 Grovelands Road as some examples.

The proposed dwelling would be set back from the road by approximately 14m and positioned in line with the neighbouring plot at no. 4 Grovelands Road. The proposed dwelling would be set in 2m from the mutual boundary with no. 4 Grovelands and 1m from the mutual boundary with no. 250 Hyde End Road. The proposal indicates the proposed dwelling would have acceptable separation distances from its site boundaries to the side and rear, with consistency in the building line. It would also conform with the requirements of Borough Design Guide in that a minimum of 1 metre gap from both side boundaries would be maintained.

**Height**

The proposed dwelling would be two storeys in height with a maximum ridge height of 8.5m. However, as the proposal would be set in from the mutual boundary with No. 4 Grovelands Road by 2m, the height would not be inappropriate in this location. Furthermore, there are several properties on the road that re two storey and so a two

storey development in this location would not result in detrimental harm to the character and appearance of the wider streetscene.

### Design

The proposed dwelling will be of contemporary design with a traditional pitched roof and modern detailing. The eaves of the roof will run parallel to the neighbouring boundaries and the front elevation is split with full height glazing between the two gables. As there is a variety of dwelling types and styles along Grovelands Road, the design of the proposed dwelling would not have a detrimental impact on character grounds within the wider streetscene.

The dwelling will be constructed of natural stone, render and porcelain tiles along with powder coated aluminium windows and parapet capping, the materials are considered to be acceptable and will be secured via condition.

### Internal Amenity Space

Policy TB07 of the MDD and R17 of the Borough Design Guides requires adequate internal space to ensure the layout and size achieves good internal amenity.

For a two storey dwelling the minimum standard for no.4 bedroom 8-person sharing is a gross internal floor area of 124 sqm. The proposed dwelling will have a gross internal floor area of approx. 280 sqm which exceeds this and thus is acceptable.

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 27sqm. There should also be provision for storage. The proposed bedrooms satisfy the above requirements. The living spaces would also comply with the requirements.

### External Amenity Space

R16 of the SPD requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto. The proposal complies with this requirement.

### **Neighbour Amenity:**

Policy CP3 of the Core Strategy aims to protect neighbouring amenity.

### Overlooking

R15 of the Borough Design Guides requires retention of reasonable levels of visual privacy to habitable rooms, with separation of 10m to the street and 22m to the rear. R23 of the Borough Design Guide SPD notes that the side walls must not contain windows, especially at first floor level.

The proposed dwelling will maintain a separation distance of approximately 14m to the street and 22m to the properties to the rear, therefore it is unlikely an overlooking impact upon these occupiers will occur.

The proposed dwelling will include first floor windows on the side elevations which would serve bathrooms (including ensembles). In the event of an approval these

windows are to be obscurely glazed to protect the amenity of the neighbouring properties at no. 4 Grovelands Road and No.250 Hyde End Road.

There are three windows in the rear elevation, two would serve bedrooms and one would serve an ensuite bathroom, as the proposed dwelling would be set in from the side boundaries and the windows themselves would be set in further from the side of the proposed dwelling, there would not be significant overlooking towards both neighbouring properties that reasonably warrants a reason for refusal.

It will be conditioned that the flat roof area of the single storey projection cannot be used as a balcony to ensure the privacy of the neighbouring properties are maintained.

#### Sunlight and Daylight

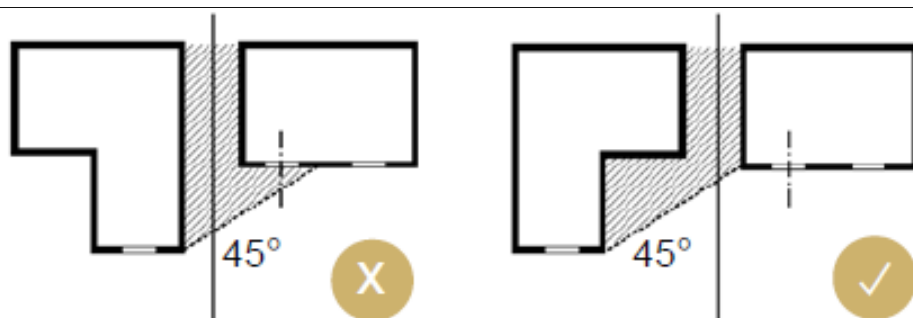
R18 of the Borough Design Guide aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties.

No.4 Grovelands Road benefits from a conservatory at the rear, however by its nature it is constructed primarily of glass and is not a sole window therefore adequate levels of light will be able to enter the conservatory.

In regard to the loss of light to the solar panels, it is agreed that the 2019 High Court judgement (CO/155/2019: ([\*McLennan, R \(on the application of\) v Medway Council & Anor\* \[2019\] EWHC 1738](#)) is clear in noting that the effect on a neighbour's solar panels is a material consideration. It does not deal with what level of shadowing of the solar panels is unacceptable though there is reference in the judgement to the Medway Council Development Plan policies.

Measurements taken off the plans indicate compliance with 45 degree line (from the roof pitch) to the solar panels. Given this a resubmission of a previously approved identical scheme, that was approved with the conclusion that there would not be a material impact on solar panels, Officers do not have sufficient reason to come to a different conclusion under this application 211997.

For more background context, R18 of the Borough Design Guide then states that "dwelling must be designed to provide appropriate levels of daylight and sunlight to new and existing properties". The explanatory notes include that housing should have no material impact on levels of daylight in the habitable rooms of adjoining properties. This can be assessed using the methodology set out in BRE report BRE 209 'Site layout planning for daylight and sunlight'. Figure 4.30 provides guidance for assessing the potential impact of a new development on the daylight in existing habitable rooms. Obviously, the solar panels are not a habitable room but in the absence of any other reference tool, this approach offers a good reference for assessment. Figure 4.30 then relates to the 45 degree rule, which is outlined below:



The 45 degree rule originates from the BRE report BRE 209 'Site layout planning for daylight and sunlight'. These are based around the impact arising from sunlight on 21 March and 21 September. Section 3.3.15 of the BRE report states that "...if winter shadows (eg 21 December are plotted, even low buildings will cast long shadows. In a built-up area, it is common for large areas of the ground to be in shadow in December". Conversely, there is an abundance of reference to 21 March and 21 September. The Council's view is that it would be unreasonable to assess any impact in December when shadows are very long and for much of the day. Instead, the use of the equinox dates gives a more middle ground with anything between 21 March and 21 September viewed as acceptable. Further, the assessment of any impact needs to take account of the fact that the 'right to light' across a side boundary, as is the case here, is given reduced weight. This is because there is less entitlement to this sunlight and daylight because it would unfairly restrict the development potential of a site. Therefore, it is possible that there will be some impact of the solar panels during parts of the year but there would be little impact at the relevant time of the year when using the relevant assessment tools.

Dealing with the assessed impact between 21 March and 21 September in more detail, the proposed development at No. 2 has an eaves height of approx 5.85m and has a roof pitch of 45 degrees, meaning that the impact will be same whether it is measured at the ridge or the eaves. The 45-degree line reaches the ground. Furthermore, the proposed dwelling would be set off the shared boundary by 2m, with no. 4 being a further 1.1m off the shared boundary. Taking all this into account, Officer consider that there would be no to little affectation of the solar panels between 21 March and 21 September. Any impact outside of this period must then be weighed against the comments already noted above. In this case, there is insufficient reason and a lack of policy guidance for the Council to oppose the development on impact on solar panels.

Previously refused planning application 214165 was refused due to impact on no. 4 Groveland Road's solar panels. The appeal was dismissed and the reason for refusal upheld. As part of the refused and dismissed application, the proposed dwelling would have been located a closer proximity to the shared boundary with no. 4, and therefore the solar panels. Paragraph 6 of the Inspector's appeal decision notes the difference between that appeal scheme and the application which was approved before it (which is identical to this scheme). The Inspector noted that the previous approval scheme (same scheme as this) did not have as harmful effect on the solar panels as the appeal scheme. The Inspector stated:

*6. The same concerns were not raised by the Council on an approved planning application (211997) on the appeal site, comprising a similar development. Given the side elevation of the approved scheme would be sited further away from the boundary with No 4, it would not lead to the same loss of sunlight to the solar panels.*

In light of the above, and this application being an exact re-submission of application 211997, an application which was approved and deemed acceptable in relation to the solar panels at no. 4, the LPA do not have grounds to now state the development is not acceptable in relation to the solar panels. Looking at historical images of the site compared to the present day, it would appear that the layout of solar panels at no. 4 is that which was in place at the time of the previously approved application (211997)

In response to the impact of the development upon the rear garden of no.4 Grovelands Road, the rear building line of the proposed dwelling would not extend beyond the rear most point of no. 4 and as such there not would be substantial overshadowing of the neighbouring amenity space. There appears to be one side door facing the application site. However, as it is not a window, it is unlikely the primary source of light and outlook for the room it serves.

Due to the orientation of No. 250 Hyde End Road and the sufficient separation distances between the proposed dwelling and No.250 Hyde End Road it is considered the proposal would not result in overshadowing/ loss of light towards this neighbouring property. The dwelling would also not compass the entirety of the width of the neighbouring amenity space.

#### Overbearing and Sense of Enclosure

R16 of the Borough Design Guide requires separation distances of 1.0 metre to the side boundaries and 11 metres from rear boundaries.

The proposed dwelling will comply with the separation distances to the rear boundary. The proposal would maintain a separation distance of 2m with the boundary at no.4 Grovelands Road. Although the proposal will result in an increase in height from single storey to two storeys, it is considered this would not result in a detrimental overbearing impact which would warrant a sufficient reason for refusal taking into account the 2m separation distance.

No.250 Hyde End Road is positioned at an angle within its plot and at its closest (corner) point the proposal would maintain a separation distance of 7.9m. This is considered to be acceptable and not result in an overbearing impact upon this neighbouring property.

#### **Highway Access and Parking Provision:**

Policy CC07 of the MDD states that development shall be provided with sufficient parking. Policy CP6 of the Core Strategy states that development should not cause highway problems and sustainable modes of transport should be encouraged.

The existing access will be retained and this is considered acceptable to serve the replacement dwelling. It appears that the driveway is to be resurfaced, however, Highways request that the first 5.0m of the access is surfaced with a hard bound

material to prevent spillage of loose material onto the carriageway. This will be secured via condition.

The parking layout is to be improved and will be suitable to provide at least three parking spaces each with dimensions of 5.0m x 2.5m. The level of parking meets WBC parking standards and is therefore considered acceptable.

All new dwellings are required to provide secure and covered cycle storage. A condition is recommended to secure provision for a minimum of three cycles within a secure store. This will be secured via condition.

An Electric Vehicle Charging point is also required to be installed. However, as this is a Building Regulation requirement, a planning condition is not required to secure this.

The development, subject to conditions, is acceptable in relation to policies CC07 of the MDD and CP6 of the Core Strategy.

**Landscape and Trees:**

Policy CC03 of the MDD states that development should protect and retain existing trees, hedges and other landscape features. Policy TB21 of the MDD states that proposals shall retain or enhance the condition, character and features that contribute to the landscape.

The site is on a tree and hedge lined road. The property is a dormer bungalow, set back from the road, one of a line of similar dwellings. Neighbouring 250 Hyde End Road is a two-story house.

From a character and landscape perspective this application the same as previously approved application 211997.

The WBC Tree & Landscaping Officer reviewed the proposal and raised no objection. However they did note that according to the application form there are no trees or hedges on the development site. This somewhat contradicts the D&A which states – *'The front boundary is heavily screened by dense trees which will offer privacy to the occupants as well as offering a barrier for noise pollution from the road for residents'* and the scheme *'...would not have a detrimental impact on neighbours or important trees on the site...'*. The block plan also indicates trees/shrubs on/adjacent the site. Therefore, to preserve this publicly viewable green infrastructure they will need protection during the construction phase of the development and once construction is complete.

The front garden/driveway area of the site will change as the new property is set back from the existing, so a condition requiring a landscaping scheme to be submitted will be conditioned.

**Ecology:**

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

### Bats

The site is located in an area for potential roosting bats. As such, a Preliminary Roost Assessment has been submitted given the proposal involves full demolition of a two buildings (main house and detached outbuilding). The assessment concluded that both the main house and outbuilding have negligible habitat value for roosting bats due to a lack of suitable roosting features. However, artificial lighting may disturb commuting bats. As such, a condition will be applied requiring submission of external lighting details, should it wish to be installed. Overall, it was concluded that no further surveys are required, nor a licence from Natural England. However it will be reminded to the applicant, via an informative, that should evidence of bats be discovered during the development, all work must stop and a bat licenced ecologist contacted for further advice. No contrary comments were received by the WBC Ecologist.

### Birds

No evidence of nesting birds were identified during the survey and the site does not appear to have any suitable nesting sites for barn owls. However, the survey does recommend biodiversity enhancements such as the installation of a bird box. This will be secured via condition.

### Great Crested Newts

The site is located in an amber zone for Great Crested Newts. A Great Crested Newt Avoidance statement was submitted and outlined a number of avoidance measures such as vegetation in the construction area being kept closely mown. It will be conditioned that the development is carried out in accordance with avoidance measures outlined. The WBC Ecology (Newt) Officer was consulted and raised no objection to the application.

### Biodiversity Net Gain

From April 2024, a mandatory biodiversity net gain of 10% is applicable on all minor development, unless exempt.

In this case, the applicant claims that the development is exempt via a self-build exemption. In order to qualify for this exemption, the following 3 criteria are applicable. The development should:

- *consists of no more than 9 dwellings;*
- *is carried out on a site which has an area no larger than 0.5 hectares; and*
- *consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. This definition covers development where local planning authorities are satisfied that individuals have had the primary input into the final design and layout of a house to be occupied as homes for themselves.*

The development consists of 2 dwellings and is on a site measuring 0.12ha. The applicants claim that the dwellings are self-build and the LPA have no evidence to the contrary to ascertain that this would not be the case.

As such, and in the absence of any contrary information from the WBC Ecologist, the development is excepted from mandatory BNG. However, despite this, officers will attach a condition requiring biodiversity enhancements across the site to support

biodiversity. These include bat and bird boxes, insect and bee bricks along with planting wildflower.

#### Thames Basin Heath Special Protection Area

Policy CP8 of the Core Strategy states that development which alone or in combination is likely to have a significant effects on the Thames Basin Heaths Special Protection Area will be required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered.

The site is located within the 5km zone from the Thames Basin Heaths Special Protection Area (TBH SPA). The Thames Basin Heath Special Protection Area is an internationally important habitat that is home to 3 rare species of ground nesting birds - the Dartford Warbler, Nightjar, and Woodlark. To protect these, the government has designated the Thames Basin Heaths as a Special Protection Area (SPA) under the European Commission Birds Directive and placed mitigation zones around the heaths to lessen the impact of human activity on them. The Appropriate Assessment needs to be passed to ensure that development would not have adverse impact on the TBH SPA.

Mitigation proposed is for residential development (located within the 5km and 7km buffer zones) to contribute towards Suitable Alternative Natural Greenspace which aims to direct residents away from the SPA and rather into the SANG, thereby reducing footfall and pressure on the SPA.

SANGs are new or existing open spaces designed to attract visitors away from the SPA by providing an enjoyable natural environment for recreation. The expectation is that by providing these alternative areas for outdoor recreation, there will not be an increase in recreation pressure on the SPA as new households can use the SANG instead of the protected heathland. SANGs are high quality open space that will remain in perpetuity.

Within the subtext of Policy CP8 (para 4.49 i) a)) it states that dwellinghouses and other residential development will need to provide avoidance and mitigation measures where the proposal involves the provision of one or more net additional residential units and is within 5km of the SPA.

In this case, whilst the site is within 5km of the SPA, it will not result in a net increase of residential dwellings and so is not liable to contribute towards mitigation for the SPA in the form of SANG/ SAMM contributions under policy CP8 of the Core Strategy.

#### **Flooding and Drainage**

Policy CC09 of the MDD states that *'all sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding'*. Policy CC10 of the MDD states that *'all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner.'*

The site is within flood zone 1 and so there is no objection to the principle of the development. The application form states that surface water run off would be managed

by soakaway while foul will discharge into an existing foul sewer. However as no drainage details have been submitted, this will need to be secured via condition.

### **AWE Detailed Emergency Planning Zone (DEPZ)**

The site is located within the AWE Burghfield DEPZ. Policy TB04 controls development in this area and states that development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of “Blue light” services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.

In this case the proposal sees the replacement of a dwelling and not a net increase. Furthermore, the number of bedrooms in the existing and proposed dwelling would remain the same. As such, the proposal will not result in a net increase of residential accommodation within the DEPZ and therefore the development not in conflict with policy TB04. The WBC Emergency Planning Officer and AWE raise no objection to the application on this basis too. However, they did recommend a condition to secure an emergency plan during the construction phase.

### **Waste Storage:**

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.

The submitted Design and Access Statement indicates covered storage will be provided for refuse bins and recycling containers with provision for kerbside collection. This is considered to be acceptable.

### **Building Sustainability**

Policy CC04 outlines that in respect of new homes, the follow should be achieved:

- a) Seeking to achieve the requirements of the full Code for Sustainable Homes Level 4;*
- b) Meet internal potable water consumption targets of 105 litres or less per person per day (as part of the requirement to meet full Code for Sustainable Homes Level 4).*

It should be noted that the above policy is out of date and were written before the Council's declared Climate Emergency. For this reason, the Council produced a Climate Change Interim Policy Position Statement (CCIPPS) (2022) which outlines what is expected of development proposals in light of the climate emergency.

In relation to policy requirements outlined in CC04, it should be noted that the Code for Sustainable Homes Level 4 has now been withdrawn, and now applicants must meet the interim Future Homes Standard (as required by Building Regulations) of a minimum 31% reduction in emissions, in line with the CCIPPS. This will be secured via condition.

With regards to water consumption, measures for internal water use for each dwelling at a standard of less than 110 litres per person per day is required. This water consumption standard to comply with the CCIPPS, which is a higher standard than that outlined in CC04 because Wokingham Borough is situated within part of the country classified as an area of serious water stress. This will be conditioned.

**Planning Balance/ Conclusion**

The proposal is a re-submission of a previously approved scheme (that has since expired). There are not material considerations that warrant a different decision to be reached under this application. It would see the re-use of a brownfield site within defined settlement limits. It would not result in a detrimental impact on the character and appearance of the area given the variety of dwelling designs and sizes in the vicinity. The concerns from the immediate neighbour in respect of their solar panels is noted, but as assessed above, not substantial enough to warrant refusal of this application. As such, the recommendation is to grant planning permission.

**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 – all conditions agreed

**Recommendation:**

Approve subject to the following conditions:

1. Time Limit
2. Approved Plans
3. Materials as specified
4. Construction Emergency Plan
5. Drainage Details
6. Parking (as approved)
7. Cycle parking (to be approved)
8. Surfacing of access
9. Biodiversity Enhancements
10. Adherence to Great Crested Newt avoidance statement
11. Landscaping scheme
12. Retention of trees and shrubs
13. Tree protection
14. Reduction in carbon emissions
15. Water consumption standards
16. Obscure glazing of side windows
17. No use of flat roof as a balcony

|                                    |                 |
|------------------------------------|-----------------|
| <b>Date:</b>                       | 28 January 2025 |
| <b>Earliest date for decision:</b> | 28 January 2025 |

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | 28/01/25                                                                          |