

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242805
Site Address:	Emmbrook Junior School, Emmbrook Road, Wokingham, Wokingham, RG41 1JR
Expiry Date:	23 January 2025
Site Visit Date:	5 December 2024
Proposal: Full application for the proposed relocation of Bike Shelter (Retrospective).	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
District Town and Local Centres
Nuclear Consultation Zone
Public Open Space
Borough Wards
Landscape Character Assessment Area
Land Terrier
Land Terrier Leasing
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Green Routes and Riverside Paths Consultation Zone
Main Rivers DRN Consultation Zone
Historic Flooding Points Consultation Zone
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Flood Zones 2 and 3
Flood Zone 3

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity

	CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
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 TB08 – Open Space, Sport and Recreational Facilities Standards 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 DM10 - Flood Risk DM11 - Water Resources DM12 - Sustainable Transport Movements DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
142127	Proposed erection of a canopy and single storey extension to front entrance area of school. Proposed changes to fenestration on front elevation.	Approved 22/07/2014
091096	Erection of canopy in playground.	Approved 19/06/2009
080881	Proposed erection of single storey side extension, plus demolition of existing garage.	Refused 02/06/2008
061118	Proposed installation of air handling unit with duct work and condenser unit on roof for school IT suite. Retrospective.	Approved 01/08/2006

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection (02/12/2024).
WBC Landscape and Trees – Request further information (11/12/2024).
WBC CIL – Not CIL liable (02/12/2024).

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 relates to Emmbrook Junior School which is located on a shared site with Emmbrook Infant School. There is vehicular and pedestrian access off Emmbrook Road. The site is surrounded by residential development and the Emm Brook and open green space to the north.

Proposal:

This application seeks retrospective approval for the erection of a replacement bike shelter. The structure is mounted on a concrete slab and has been relocated along the eastern boundary of the site. The bike shelter measures approximately 6.1m in width, 1.6m in depth, 2.09m in height and is constructed from metal and plastic sheeting.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The proposed replacement bike shelter is located along the eastern site boundary and is set back more than 100m from the road.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The bike shelter has been erected to provide a facility for pupils to park bicycles and scooters that is not exposed to the elements. Due to the modest size and height of the structure and significant distance from the road, the bike shelter is not visible from the public realm. In addition, the structure is a replacement bike shelter and positioned between 4m and 8m from the site boundary. To the rear of the structure are mature trees and shrubs and as such, it has a limited visible impact upon the landscape. Therefore, the bike shelter does not detrimentally impact the character of the host site or local area.

Neighbouring Amenity:*Overlooking, Loss of Light & Overbearing:*

The bike shelter is constructed from a metal frame and clear plastic sheeting. This allows views through the structure as well as sunlight. Owing to the modest height of the structure, only the top section of the curved roof protrudes above the close board fencing. To the rear of the bike shelter are residential dwellings. No.7 Woodhurst Lane is more than 17m from the bike shelter and the flank elevation of no.8 Woodhurst Lane is approximately 8m to the east. Due to the significant separation distances, single-storey nature of the structure and material palette, the bike shelter does not generate any overlooking, loss of privacy or loss of light impacts to neighbouring residential amenity.

Noise:

Schools are by nature, noisy places during break and lunch time periods. Whilst it is acknowledged that there may be noise generated by pupils dropping off and collecting bikes/scooters, this will be limited to short periods during the mornings and afternoons. In addition, the bike shelter is a replacement, and as such, any noise generated would be no more additional to residential amenity than the arrangements for the original bike shelter.

Highway Access and Parking Provision:

The erection of the bike shelter does not impact the current parking arrangements of the school and the Council's Highways officer was not consulted.

Flooding and Drainage:

The section of the site where the bike shelter is positioned is in flood zone 1. Land in flood zone 1 has a low probability of flooding. The Council's Drainage officer was consulted and raised no objection to the proposal.

Landscape and Trees:

No trees within the school site are protected, however, there are many established trees and shrubs across the site. The Council's Trees and Landscape officer was consulted and requested further information. They commented:

"Beech, a willow, mature shrubs and conifers bound the scheme. It also appears that green infrastructure has been removed to facilitate the application. The harm to the trees should be ascertained so that necessary mitigation for the works can be specified for the health and safety of the trees and users of the facility. Therefore, I request a BS5837:2012 survey. Planting on the wider site to replace that which was lost could be conditioned".

Whilst the comments are noted, due to the relatively small scale of the development and the bike shelter being a retrospective replacement, it would be unreasonable to condition a landscaping scheme in order to make the development acceptable. There are no protected trees on the school site and the mature trees and hedging to the rear of the structure have been retained. As such, a landscaping condition will not be applied.

Biodiversity Net Gain (BNG):

Due to the relatively small scale of the development, it is exempt from the mandatory BNG requirements. This is due to the development falling under 25 square metres in size.

Conclusion:

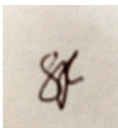
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Approve
Date:	13 January 2025
Earliest date for decision:	20 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	16.1.25