

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250165
Site Address:	Tennis 33m From 32 Silver Fox Crescent 49m From Silver Fox Crescent, Silver Fox Crescent, Woodley, Wokingham, RG5 3JA
Expiry Date:	21 March 2025
Site Visit Date:	26 November 2024
Proposal: Application to vary condition 2, 3, 21 and 22 of planning consent 230874 for the Full Planning application for the proposed erection of 1 no. self-build four bedroom detached dwelling with detached garage and parking. Condition 2, 3, 21 and 22 refers to Approved Details, Materials, Hard and Soft Landscaping and Tree Protection. The variation is to amend parts of the submitted approved details (condition 2), to discharge condition 3 (materials) by means of variation by submitting the proposed external materials to be used in the development in the form of a materials schedule, to discharge condition 21 by variation whereby development is to be implemented in accordance with a new submitted planting and landscaping plan and to amend condition 22 in order to be in accordance with the new submitted plans and statements.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Scale and Location of Development Proposals – Major Development Location (Woodley)
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
MDD	CC01 – Presumption in Favour of Sustainable Development

Local Plan (MDD)	CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB08 – Open Space, Sport and Recreational Facilities Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	M2 – Safeguarding sand and gravel resources
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
230874	Full planning application for the proposed erection of 1 no. self- build four-bedroom detached dwelling with detached garage and parking	Approved 25/08/2023
232255	Application for non-material amendment to planning consent 230874 to change the description of development to: 'Full planning application for a phased development of 1 no. self- build four bedroom detached dwelling with detached garage and parking and access road.'	Approved 30/11/2023
232386	Application to vary condition 2, 11, 12, and 14 of planning consent 230874 for the Full planning application for a phased development of 1 no. self- build four bedroom detached dwelling with detached garage and parking and access road. Condition 2 Approved details, 11 Construction method statement, 12 Archaeology Investigation statement and 14 Drainage statement. The variation is to add phasing of the build to the application and condition wording.	Approved 01/12/2023

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received

WBC Drainage – Wished to make no comment

WBC Highways – No objection

WBC Economic Prosperity & Place (Community Infrastructure) – No comments received

WBC Landscape and Trees

WBC Ecology – No comments received

WBC Education (School Place Planning) – No comments received

WBC Cleaner and Greener – No comments received

External

Thames Water Utilities Ltd – No comments received

Berkshire Archaeology – No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site was formerly occupied by the Woodley Lawn Tennis Club and is in a backland plot surrounded by residential properties to Silver Fox Crescent, Roslyn Road, and Woodlands Avenue. The site is accessed via a track between 38 and 40 Silver Fox Crescent. The site is currently grassland with some overgrown vegetation but no built structures are on site.

The surrounding area varies between one and two storey bungalows, detached dwellings, and semi-detached dwellings on deep plots and within a typical post-war suburban layout.

There are no listed buildings on or adjoining the site, it is not located within a Conservation Area and is not within an area of high flood risk. A Tree Preservation Order is located to the south of the site protecting a woodland (TPO-0003-1951).

Proposal:

Planning permission was granted for 1 no. self- build two-bedroom detached dwelling with associated parking. Variations are sought to this approved scheme. Namely condition 2 (approved plans) and making condition 3 (materials) and condition 21 (hard and soft landscaping) compliance conditions (originally pre-commencement conditions) to reflect the details submitted. Furthermore, amendments have been made to the arboricultural information (arboricultural method statement and tree protection plan) due to additional tree removal being required. As such, condition 22 is proposed to be varied to incorporate the new arboricultural documents, and the development will be required to be carried out in accordance with those documents.

It should be noted that a variation of condition 2 (approved plans) is only proposed so it can incorporate the plans/ documents submitted for conditions 21 and 22. No changes to the design/ layout of the proposal are proposed.

For background information, 3 other dwellings have been approved at the site (see planning history) but were all permitted under separate applications. A layout showing all 4 dwellings is below:



Proposed dwelling in context with the other 3 dwellings permitted on the wider site

Assessment

The principle of development was discussed and considered in the report for the application. Since the original application was granted, the NPPF (2024) was published. This version of the NPPF has a greater emphasis on boosting the supply of homes and therefore there is no reason for the LPA to adopt an alternative view on the principle of development.

As such, this application (and assessment) will only focus on the proposed changes in the development and their impact on material considerations.

Design/ Character of the Area

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of materials.

Under this application, the only element of design to be considered is the proposed external materials

An external materials schedule has been submitted and shows the dwelling would be

finished in:

- Freshfield Lane Multi Brick
- Red; and rustic plain tile
- Grey casement upvc windows
- Marshalls Paving Concrete for the driveway

These materials are considered acceptable in the prevailing varied context and therefore conditions 3 be amended to read as a compliance condition.

Landscaping and Tree Protection

Policy CC03 of the MDD states that development should protect and retain existing trees, hedges and other landscape features as well as incorporating high quality, ideally, native planting and landscaping as an integral part of the scheme.

The applicant proposes to amend conditions 21 and 22 so they read as compliance conditions.

During the course of the application, a revised detailed Planting Plan submitted which includes details on the size of all plants and trees at the time of planting, spacing and numbers of plants and that areas outside of planting beds and paving is to be grassed.

Condition 21 is therefore satisfied and can be amended to read as a compliance condition (to be carried out in accordance with the planting plan/ landscaping details submitted). This has been agreed by the WBC Tree & Landscaping Officer.

A revised Arboricultural Method Statement (dated 28th February 2025) and Tree Protection Plan are provided which now includes ground protection to the rear of the proposed garage.

Condition 22 is therefore satisfied and can be amended to read as a compliance condition (to be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan submitted). This has been agreed by the WBC Tree & Landscaping Officer.

Consequently, condition 2 can also be amended to reflect the hard and soft landscaping proposal plans and updated arboricultural information.

Conclusion

As discussed within the report, the proposed amendments to conditions 2, 3, 21 and 22 are acceptable in relation to relevant material considerations. The officer recommendation is therefore to grant the variations applied for.

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
Recommendation:	Approve variation subject to changes to conditions 2, 3, 21 and 22 of planning permission 230874. All other conditions to remain as per application 230874 (and as amended/ added by applications 232255 and 232386 as appropriate)
Date:	17 March 2025
Earliest date for decision:	18 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18/03/25