

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243145
Site Address:	7 Hazelbank, Finchampstead, Wokingham, RG40 4XD
Expiry Date:	10 February 2025
Site Visit Date:	13 January 2025
Proposal: Householder application for the proposed changes to fenestration plus one roof light to the front elevation, following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Location
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Finchampstead Neighbourhood Plan.

PLANNING HISTORY

Application No.	Description	Decision & Date
201529	Householder application for the proposed replacement of existing vertical tile hanging and dormer gable with cladding board, and the replacement of existing brown gutters and down pipes with black plastic.	Approved – 06/08/2020

CONSULTATION RESPONSES

Internal

WBC CIL – Development is not CIL Liable
WBC Ecology – No Objections

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is one of five north facing two storey detached property towards the western area of Hazelbank. The application site is set back from the main road allowing for a small driveway. The property has detached double garage with external characteristics to match the original dwelling.

The application site is characterised by light brown brick work, light red hanging tiles on the front elevations and dark brown tiled roof. A detached double garage with black retractable doors matching the fenestration of the main dwelling.

Proposal:

Householder application for the proposed changes to fenestration plus one roof light to the front elevation, following the demolition of the existing conservatory.

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.

Design/Character of the Area:

Policy CP3 General Principles for Development in the core strategy plan states in point (a) that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character

to the area together with a high quality of design.

In terms of design and characteristics, the proposal would see the demolition of the conservatory and changes to the rear fenestration. These are relatively modest alterations to the host property. Properties in the vicinity have varying rear projections, with some having conservatories or more regular shaped rear extension; the latter being the case at number 5 Hazelbank certificate approved (WBC ref. 230987) for a rear extension. As such in design terms, the loss of the conservatory would not be at odds with the character or design of the surrounding area. Owing to its location at the rear of the site, the changes will not be largely visible in the street scene.

In terms of the proposed fenestration changes, these would be primarily concentrated to the rear elevation following the demolition of the conservatory. There would be one small light tube added to the side elevation of the single storey front projection. Owing to its modest scale and discrete location, this would have limited visibility from the street scene and would not adversely affect the character of the area. In terms of rear fenestration, this would not cause adverse impact in design terms. Windows and brickwork will be conditioned to match the original dwelling.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The only change in fenestration would be the removal of a window and doors replaced by rear facing fenestration and the installation of the light tube to the side of the single storey front projection roof.

With the rear facing fenestration there would be a separation distance of 27 m between this window and no 4 Redgaunlet Road, located to the rear of the application. A tree/hedge line at the boundary of the property would also minimise and prevents substantial overlooking of either property.

Loss of Light:

The proposed development would not result in loss of light as the proposal is not resulting in any increase of the footprint of the house. The demolition work would in fact be reducing the footprint of the house and would increase the access of light for the neighbouring property.

Overbearing:

The proposal will not result in overbearing of the neighbouring property as there is no new development or increase in impermeable footprint.

Landscape and Trees:

Policy CC03 of the MDD states that development should protect and retain existing trees, hedges and other landscape features

A Tree Preservation Order (TPO-0635-1993) is located on the rear site boundary. However, as the development is not increasing in the footprint of the house, and the proposed development is not in the vicinity of the TPO's. The development would not impact the protected trees and would not disrupt the area surrounding the trees.

Ecology:

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

The application site is located in a potential bat roosting area. The proposal does include demolition work and installation rooflight, however the conservatory is a glass pitched roof which is not a suitable location for bats to roost and the single roof light to be installed on the front elevation would also not cause disturbance to bats as it is not a roof modification to main roof (loft) and so would not be an area for roosting bats. No objections have been raised by WBC Ecologist.

Conclusion:

Considering the assessment made above, the application is considered acceptable and recommended for approval.

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 subject to the following conditions: 1. Full planning Permission – 3 years

	2. Approved details 3. Materials
Date:	22 January 2025
Earliest date for decision:	9 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28/01/25