

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242281
Site Address:	8 Sussex Lane, Reading, Spencers Wood, RG7 1BY
Expiry Date:	31 October 2024
Site Visit Date:	4 October 2024
Proposal: Application to vary condition 2 of planning consent 142594 for the proposed erection of a replacement dwelling with detached garage, following demolition of existing bungalow and garage, and replacement of existing fence and gate with new., as varied by application 232812. Condition 2 refers to approved details.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location (Spencers Wood)
Bat Roost Habitat Suitability
Tree Preservation Order No. 1273/2008 – 2no. Oak trees on/adjacent to the site's northern boundary
Landscape Character Assessment Area
SSSI Impact Risk Zones
PRoW Within WB Consultation Zone

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 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 TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
232812	Application to vary conditions 2 and 3 of planning consent F/2014/0805 (142594) for the proposed erection of a replacement dwelling with detached garage, following demolition of existing bungalow and garage, and replacement	Conditionally Approved – 11/01/2024

	of existing fence and gate with new. Condition 2 relates to the approved plans and condition 3 to landscaping.	
222075	Householder application for the proposed erection of an outbuilding to the rear of the property.	Conditionally Approved – 23/09/2022
222071	Application for non-material amendment to planning consent 181290 to allow changes to dormers, fenestration, additional rooflights and sun pipes to front and rear main roof and also boundary treatment to the front.	Approved – 29/07/2022
181281	Application for the submission of details to comply with the following condition of planning consent (F/2014/0805) 3. Landscaping 4. Protection of Trees 7. Protected Species 11. Land Affected by Contamination.	Split Decision – 29/06/2018
181290	Application to vary Condition 2 following the grant of planning consent F/2014/0805 for the proposed erection of a replacement dwelling with detached garage, following demolition of existing bungalow and garage, and replacement of existing fence and gate with new. Condition 2 relates to the approved plan set, this application seeks to alterations to the ridge height, alterations to the size of the porch, alterations to the size and position of the dormer windows, alterations to the footprint of the building, removal of sun tubes, installation of a parapet wall and alterations to the roof design to the single storey rear element, installation of a brick plinth and corbel detail, removal of a roof light and external railing.	Conditionally Approved – 14/11/2018
163635	Application to vary condition 2 of planning consent F/2014/0805 for the erection of a replacement dwelling with detached garage following demolition of existing bungalow and garage with replacement of existing fence and gate with new. Condition 2 relates to the approved plans (SLJ/S 202 14). New plans (SLJ/S202C17P & SLJ/S202C17E) relate to change in the roof design of the dwelling.	Refused – 23/03/2017
142594	Proposed erection of a replacement dwelling with detached garage, following demolition of existing bungalow and garage, and replacement of existing fence and gate with new.	Conditionally Approved – 13/03/2015

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council: 'No Comment'
Ward Member(s)	No comments received
Neighbours	1 comment received objecting on the following grounds: - Understanding is that this application is to acquire a small piece of land next to the front boundary wall which does not belong to 8 Sussex Lane. A discussion was had with the owner in August 2023 in which the extent of the front boundary wall was agreed. <i>Officer's Comment: This application proposes an amendment to the design of the approved replacement dwelling and front boundary treatment only. No change to the position of the front boundary treatment is proposed and the 'red line' site plan submitted with this application matches the previous applications. It therefore appears that the site is fully within the applicant's ownership, however, any land ownership dispute is a civil matter and not a material planning consideration, nor something that the Council will get involved in.</i>

APPRAISAL

Site Description:

The application site is a large detached dwellinghouse which is currently under construction following the demolition of the existing dwelling. The building is set well back from the street scene, providing ample amenity space to the front and rear of the property upon completion. The site is located at the edge of the settlement of Spencers Wood, the rear boundary of the site adjoins a paddock within the applicant's ownership which falls outside of settlement limits.

Proposal:

This application seeks to vary condition 2 of planning consent 232812. Condition 2 relates to the approved details and the proposed variation is to allow amendments to the approved design of the dwelling and the front boundary treatment comprising a change from the use of iron metal railings to stone pillars. The proposal relates to a change in design only with no changes to the dimensions or position of the approved dwelling and front boundary wall.

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 principle of a replacement dwelling on the site has already been established by the grant of permission 142594 dated 13/03/2015. The proposed amendments to the design of the dwelling and the front boundary treatment is acceptable in principle subject to the assessment of design and impact on character of the area.

Design and Character of the Area:

The proposed amendment to the design is relatively minor but would improve the overall appearance of the approved dwellinghouse and front boundary wall due to the stone pillars being more in keeping with the approved brickwork and render. The railings would remain a modest addition to the design of the approved scheme while the use of stone pillars would not detract from its overall appearance. The Council's Trees and Landscape Officer has raised no objection from a landscape character perspective.

The proposed amendment to the approved scheme would not result in any additional harm to visual amenity or local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

The proposed amendment would not introduce any additional impact on the amenity of neighbouring occupiers in respect of overlooking, overbearing or overshadowing. For the avoidance of doubt, it is recommended that the wording of condition 13 is amended to refer to the stone pillars to ensure that the use of the flat roof area above the ground floor rear element remains prohibited.

Other:

The proposed amendment does not impact any other material planning considerations including highway safety and the TPO protected trees on/adjacent to the site's boundaries.

This application is therefore 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
Date:	29 October 2024
Earliest date for decision:	1 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	29/10/24