

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242295
Site Address:	Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ
Expiry Date:	14 November 2024
Site Visit Date:	4 October 2024
Proposal: Application to vary condition 2 of planning consent 231459 for the erection of a part 2 storey part single storey extension with 3 No dormers to the main roof existing home office/store to create a new dwellinghouse with hardstanding and patio to the west of the dwelling. Condition 2 refers to the approved plans and the variation is for the addition of a further single storey extension as part of the new dwelling to form a plant room.	

PLANNING CONSTRAINTS/STATUS

Badger Setts Consultation Zones

Bat Roost Habitat Suitability

Modest Development Location

Great Crested Newt Consultation Zone

Thames Basin Heaths (TBH) Special Protection Area (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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
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 CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
231459	Full application for the erection of a part 2 storey extension part single storey extension with 3 No dormers to the main roof existing home office/store to create a new dwellinghouse along with hardstanding and patio to the west of the dwelling.	Approved: January 2024

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments
WBC Drainage – No objection
WBC Highways – No objection
WBC Landscape and Trees – No objection
WBC Ecology – No objection
WBC Public Rights Of Way – No comments
WBC CIL – CIL liable development

External

None

REPRESENTATIONS

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

APPRAISAL

Context: Wick Hill Lane is a narrow country-style road, set off the main road of Nine Mile Road. Despite the rural characteristics of this road, the north/east side of the road sits in a Modest Development Location, which includes the application site. Wick Hill Lane has a relatively sparse coverage of residential dwellings, with around 13 residential dwellings along the road. These dwellings are all varying styles and designs, with varying plot sizes and scales.

The proposal through application 231459 comprised the conversion of the home office/storage space to a separate 2-bedroom dwelling, with a part single, part two-storey extension, dormers to the west and east elevations and the subdivision of the

plot to create a separate residential garden and amenity. This application seeks to implement a plant room into the scheme through the variation of condition 2.

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.

The principle of development for the erection of a residential dwelling in this location was already deemed acceptable under previous planning consent 231459. Nothing contained within the current application is deemed to affect this conclusion, therefore no objections are raised on the principle of development.

Character of the Area: Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 and RD1 of the Council's Borough Design Guide (BDG) requires developments to contribute positively towards and be compatible with the historic or underlying character and quality of the local area. R11 requires coherent street character, including terms of scale, rhythm, proportion, and height. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

It was previously concluded that the addition of a new dwelling on this site would not be significantly out of character with the area and thus would not conflict with CP3 of the Core Strategy. The minor addition of a plant room to the north elevation of the converted building, covering an area of approximately 3.6sqm, with a ridge height of approximately 4.2 metres and an eaves height of 2.25 metres, would not deter from this conclusion. It is a modest and sympathetic addition to the proposed scheme.

The inclusion of an Air Source Heat Pump (ASHP) is a welcome addition. Renewable energy provision is supported by section 14 of the NPPF, in which paragraph 163 states that in determining planning applications for renewable and low carbon development, local planning authorities should *'not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to significant cutting greenhouse gas emissions'*.

Housing Amenity, Neighbouring Amenity, Highway Access and Parking Provision, Flooding and Drainage, Landscape and Trees, and Ecology: The nature of the variation does not warrant any additional concerns on any of these material grounds. The conditions previously recommended still apply.

It should be noted that the legal agreement subject to the original application, securing payments for the Thames Basin Heaths Special Protection Area, has been complied with. Given the nature of the proposal, there are no further s106 matters relevant to the scheme.

Environmental Health: Despite the inclusion of the plant room, no comments were made by WBC Environmental Health with regard to the varied scheme.

Conclusion: For all the above, the proposal is acceptable, and the application is 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:	5 November 2024
Earliest date for decision:	30 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	6 November 2024