

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242399
Site Address:	1 Pages Croft, Wokingham, Wokingham, RG40 2HN
Expiry Date:	11 December 2024
Site Visit Date:	08/10/2024
Proposal: Householder application for the proposed erection of a single storey outbuilding.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Nuclear Consultation Zone
- Landscape Character Assessment Area
- Thames Basin Heaths SPA Mitigation Zones
- Green Routes and Riverside Paths 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 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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks TB22 – Sites of Urban Landscape Value
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
F/2000/2441	Proposed two storey side extension to dwelling. Conversion of garage to room and single storey conservatory.	Approved 13/11/2000
F/2005/6013	Proposed single storey front extension to dwelling with room in loft space.	Approved 18/11/2005
191948	Householder Application for the proposed two storey extension plus insertion of 1no. Juliet balcony to side following the removal of existing conservatory, single storey extension plus insertion of 2no. rooflight to front, porch extension to existing glazed foyer to front with first floor balcony, first floor extension plus insertion of 1no. Juliet balcony to front, part single two storey extension including part garage conversion to create habitable accommodation plus garage extension plus insertion of 1no. Juliet balcony and 1no. rooflight to front/side, 2no. dormer alterations/extensions plus erection of 1no. dormer and insertion of 3no. rooflights to rear, insertion of 2no. rooflights to front, internal and external alterations and changes to fenestration to existing dwelling.	Refused, 07/10/2019
2000485	Householder application for the proposed erection of part two storey part single storey front extension and two storey side extension, plus modifications to roof, insertion of 9 no. new and replacement dormer windows, 2 no. rooflights, 3 no Juliet balconies and 1 no. roof terrace/balcony, plus changes to fenestration, following removal of existing conservatory and chimney.	Approved, 06/04/2020

CONSULTATION RESPONSES
Internal
WBC Landscape and Trees – No objections. WBC CIL – The proposed development will not be CIL liable .
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 a one and a half storey, detached property located in an established residential area.

The proposal involves the erection of a single-storey outbuilding. It should be noted that amended plans were received on 13/11/2024, which slightly altered the position and orientation of the outbuilding. This application will be assessed based on the revised plans.

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.

Character of the Area:

Pages Croft is a private residential road characterised by a verdant residential character. The plots themselves don't follow a particular character and there is a diverse range of designs and units. The application site is the first property on the northern side of the road as you access Pages Croft and it also shares a boundary with Easthampstead Road.

Section 4 of the Borough Design Guide SPD advises that garages should not project forward of a property's building line. While the proposed outbuilding is not a garage, its similar form warrants the application of the same design principles.

The outbuilding is proposed to be located in the far western corner of the site, near the front boundary and ahead of the building line. However, following the receipt of amended plans, the outbuilding has been reoriented, so its narrower side elevation faces the highway. This adjustment, combined with the retention of mature boundary vegetation, would ensure the structure remains largely screened from public view, including from the designated green route along Easthampstead Road, resulting in a relatively low-key form of development.

The presence of structures ahead of the building line is not uncommon in the area, with several additions and structures positioned in the front gardens of properties along Easthampstead Road and Page's Croft. Consequently, the proposals would not

appear out of place within the context of the surrounding area and is considered to have an acceptable impact of the character of the area.

Neighbouring Amenity:

The proposed outbuilding would be suitably located and of modest proportions not to pose any unreasonable concerns of overlooking, overbearing or loss of light impacts.

Landscape and Trees:

Following the submission of amended plans on 13/11/2024, which included the reorientation and repositioning of the outbuilding further back within the plot, the Council's Trees and Landscape Officer has re-assessed the application. The Trees and Landscape Officer considers that the revised layout would ensure that no trees or hedges would need to be removed or pruned to facilitate the development. Additionally, the revisions have created opportunities for new planting within the remaining available space. Accordingly, no objections are raised, subject to the submission of a detailed soft landscaping scheme, which would be secured through an appropriate planning condition in the event of approval.

Other Matters:

It is noted that the proposed outbuilding has been described in the submitted plans as a part home studio and garden room, and the proposed layout shows that it would include a toilet, bathtub and sink which raises some concern that the outbuilding would have the potential to be used separately to the main dwellinghouse. Following the receipt of amended plans on 16/12/2024, the bathtub has been omitted from the outbuilding.

The provision of this facilities does not in itself mean that it could or would be used as a separate dwelling, the structure would not have an excessive size for home studio/garden room, and it would have a close relationship with the main dwellinghouse and mutually overlooked amenity space and no separate space proposed. Nonetheless, a self-contained unit of accommodation in the front garden of the proposal site would not be acceptable and as such, should this application were recommended for approval, a condition would be added to the planning decision to ensure that the outbuilding remains ancillary to the main dwellinghouse and is not used, sold or sub-let as a separate dwelling.

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:	Approval
------------------------	----------

Date:	4 December 2024
--------------	-----------------

Earliest date for decision:	6 December 2024
------------------------------------	-----------------

Recommendation agreed by: (Authorised Officer)	
---	--

MC

Date:	20.12.2024
--------------	-------------------