

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242699
Site Address:	Barn Acre Cottage, Loddon Drive, Wargrave, Wokingham, RG10 8HN
Expiry Date:	28 th January 2025
Site Visit Date:	26/11/2024
Proposal: Householder application for proposed double storey side extension and a single storey front extension.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Flood Zones 2 and 3
- Flood Zone 3

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
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 CC06 – Noise CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB22 – Sites of Urban Landscape Value
Joint Minerals and Waste	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

Plan (JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
242360	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.	Approved, 17/10/2024
161331	Householder application for the proposed single storey rear extension to form conservatory.	Approved, 15/07/2016
142676	Proposed erection of a single storey rear extension to dwelling.	Approved, 09/01/2015
000832	Proposed single storey garden pavilion and links to house and barn	Refused, 17/07/2000
010214	Proposed two storey front extension to dwelling. Demolition of existing single storey extension.	Approved, 08/05/2001

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to a condition.
WBC Ecology Newts – No objections.
WBC Ecology – Further information requested.

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a detached dwelling located along the south side of Loddon Drive. The property is situated at the confluence of St. Patrick's Stream and Borough Lake, both of which are backwaters of the River Thames. These watercourses form the southern and western boundaries of the site.

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 outside of development limits, where Core Strategy Policy CP11 applies. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The Borough Design Guide provides more detailed advice relating to development in the countryside, including a guideline figure for extensions of a total maximum increase of 50% over the volume of the original dwelling.

Although no volume calculations have been provided with this application, the proposed extensions would result in a modest increase in floor area without significantly adding to the bulk or massing of the dwelling. The scale and form of the extensions would be subservient to the main dwelling and would not constitute disproportionate additions. Consequently, the proposals would accord with policy CP11 in this regard.

Character of the area:

The proposed two storey side extension would have a matching gable roof form and would be set down from the main ridge of the dwelling's proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area. The proposed single storey front extension to form a pantry is modest in terms of height, depth and design. The proposal is clearly subservient and sympathetic to the host property, therefore, would have an acceptable impact on the character of the area. Both extensions would be suitably located and enclosed within the existing built form therefore minimising impact on open landscape. As such, the proposed development would not adversely impact the character of the area.

Neighbouring Amenity:

The proposed extensions are suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light. The views offered from the fenestration proposed would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

Flooding and Drainage:

The application site lies within both Flood Zone 2 and Flood Zone 3, as identified by Environment Agency mapping, with the existing dwelling and proposed development located in Flood Zone 2. The Council's Drainage Officer has reviewed the application and raised no objection to the principle of development. However, it is noted that drainage details, including those for the existing system, have not been provided. The

Drainage Officer has recommended a condition requiring the submission of a surface water drainage scheme prior to the commencement of development. Additionally, footnote 63 of the NPPF advises that a site-specific flood risk assessment should accompany all development proposals in Flood Zones 2 and 3.

Notwithstanding this, the Local Planning Authority considers the requirement for a full flood risk assessment and detailed drainage condition disproportionate to the scale of the proposed development, given the minimal increase in hardstanding. The remaining permeable land on the site is deemed sufficient to ensure there is no adverse impact on flood risk for the site or surrounding properties.

The agent has also submitted a flood resilience plan detailing measures such as maintaining existing floor levels, using flood-resistant materials up to 600mm above the estimated flood level, installing electrical equipment and wiring above this level, and protecting soil pipes with non-return valves. These measures demonstrate that the development will be safe for its intended lifetime, flood-resistant, and resilient, without increasing flood risk elsewhere. As such, no drainage or flooding related objections are raised.

Ecology:

Bats

The site is located in habitat consistent with areas where bat roosts have been identified within the borough. A Preliminary Roost Assessment (Elite Ecology, July 2024) determined the building has high potential to support roosting bats due to the presence of ingress/egress points and suitable roosting features, and low potential to support nesting birds. As a result, a minimum of three activity surveys during the bat survey season (May to September) were recommended.

A subsequent Bat Emergence Survey (Elite Ecology, December 2024) confirmed the presence of soprano pipistrelle day roosts at the site. However, as the proposed works are located away from the identified roosting area, a Natural England Mitigation Licence is not required. The survey concludes that, provided the development adheres to the recommendations outlined in Section 5 of the report, the impact on bats will be minimal. A condition securing these measures will be attached to any approval.

Great Crested Newts

The application site falls within an amber Impact Risk Zone for great crested newts. Following a review by a District Licensing Officer on behalf of NatureSpace, it is deemed unreasonable to require the applicant to submit a survey, as this would be disproportionate to the scale and likely impact of the development, which involves small extensions within existing hardstanding areas.

The District Licensing Officer has confirmed that the proposed development is unlikely to adversely affect great crested newts or their habitats. Therefore, no objections are raised, subject to an informative reminding the applicant of their responsibility to protect great crested newts during development.

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:	Approval
Date:	5 December 2024
Earliest date for decision:	11 December 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.01.2025