

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243240
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	06/02/2025
Proposal: Application for non-material amendment to planning approval 223435 to allow amendments to plots 189-200 (elevational detail and bin/cycle store location).	

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
O/2014/2179	Hybrid Planning Application for Part 1 – Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems. PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	Approved 9/1/2017
181194	Application to vary the following conditions of planning consent O/2014/2179 - 1.Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non-residential uses; 13.The primary school; 14.Employment land; 39.Walking, Cycling and equine strategy; 45.Flood risk assessment; 46.Surface water drainage scheme; 64.SANG landscape scheme. Additional condition 66.Foul drainage	Approved 14/11/2018
223435	Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 100no. dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout	Approved – 19/04/2023

	and scale to be considered.	
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APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Introduction

The proposed Non-Material Amendment application pertains to Reserved Matters approval for Parcel P7 at Hogwood Farm/ Finchwood Park (223435).

The application seeks to amend the elevational detail for two apartment blocks (units 189-194 and 195-200) and also to move the location of a bin/cycle store associated with units 189-194.

Elevational Detail



FRONT ELEVATION (1:100)
AS: 189-194, 195-200
OPP:

As originally approved 223435



FRONT ELEVATION (1:100)

AS: 189-194, 195-200

OPP:

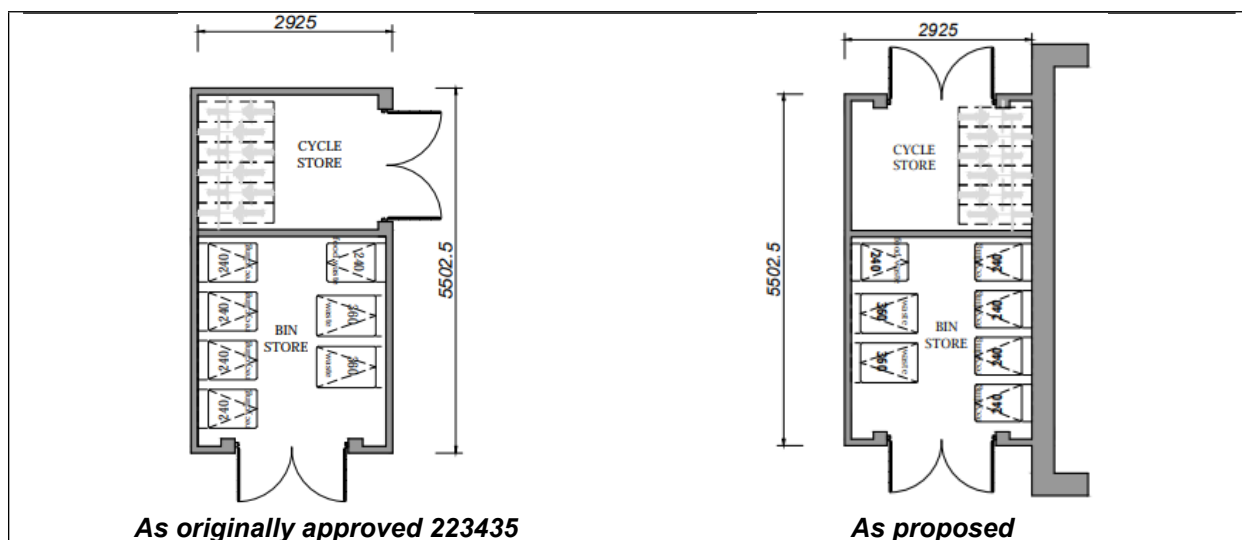
As proposed

The proposed amendment would change the banding detail so that it would not read as a continuation of the window sill at first and second floor level. The amendment is considered to improve the appearance of the building in this context. The change is considered to be minor and non-material within the context of the wider RM approval.

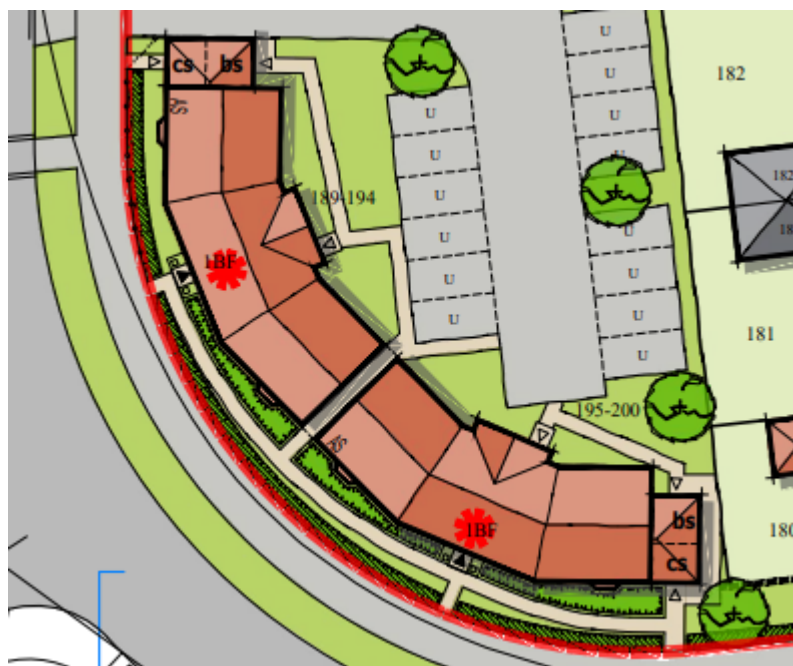
Bin / cycle store location

Following a review of the scheme, it was noted that the bin store blocks for Plots 189-194 exceeded the maximum carry distance for refuse collection. The application therefore seeks to relocate the bin and cycle store closer to the flat block. The amendment would mirror the location of a bin/cycle store previously approved for the neighbouring block 195-200. To facilitate this change a nearby visitor (unallocated) parking space would be relocated to where the bin and cycle store was originally sited. The amendment would also facilitate a larger garden for plot 188.





As can be seen from the plan below, the amendment to would mirror the location of a bin/cycle store previously approved under RM 223435 for the neighbouring apartment block (195-200), introducing greater symmetry to the two buildings when viewed together.



The amendment is considered to improve the appearance of the apartment blocks and also has the benefit of shorter refuse carry distance and a larger (wider) garden for plot 188. The change is considered to be minor and non-material within the context of the wider RM approval.

Conclusion:

Taken together, the proposed amendments are considered minor and non-material in the context of the wider Reserved Matters approval.

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	
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Recommendation:	Approve – the change is non-material
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Date:	17 January 2025
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Earliest date for decision:	n/a for NMA application
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Recommendation agreed by: (Authorised Officer)	
Date:	