

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	242189
Site Address:	Norton Road Riseley, RG7 1SH
Expiry Date:	13 November 2024
Site Visit Date:	25 September 2024
Proposal: Full application for the proposed erection of 1 No detached dwelling with associated parking and landscaping following the demolition of the existing dwelling.	

PLANNING CONSTRAINTS/STATUS

Archaeological Sites – ‘The Devils Highway’
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Limited Development Location (Riseley)
Nuclear Consultation Zone
Adjacent to Administrative Boundary with Hart District Council
Landscape Character Assessment Area
Sits of Special Scientific Interest (SSSIs)
Thames Basin Heaths 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 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 CC06 – Noise CC07 – Parking TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB23 – Biodiversity and Development TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Riseley Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
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222844	Consultation from Hart District Council for the following proposal of the erection of three 4 bedroom dwellings with associated access, landscaping and hardstanding at Land To The East Of Dukes Field Cottage, Norton Road, Riseley, Reading.	Replied 11/10/2022
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CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection
WBC Drainage – No objection subject to conditions
WBC Highways – Further information required
WBC Landscape and Trees – Objection
WBC Ecology – No comments received
WBC Public Rights Of Way – No objection
WBC Cleaner and Greener – No comments received

External

Ramblers Association – No comments received
Natural England – Further information required
Open Spaces Society – No comments received
Thames Water Utilities Ltd – No comments received
Berkshire Archaeology – No objection subject to conditions
Berks, Bucks & Oxon Wildlife Trust – No comments received

REPRESENTATIONS

Parish/Town Council	Swallowfield Parish Council has the following comments to make: <i>The Parish Council does not object to the development itself. However, it does object to a new access being created from Portway. This planned development is for the rear garden of Dukes Field Cottage so the council would like to see the access established via the existing driveway to Dukes Field Cottage.</i>
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application and their comments are summarised below: • Mature trees bordering the site and part of the Portway boundary will have to be felled to access the site, leaving a hole in the green border. • The area for access is currently used by visitors for vehicle parking. • Vehicles turning in and out of the site will cause problems for Portway residents. • Construction vehicles would impact the road. • The proposed dwelling is inappropriate, over developed and does not reflect the current buildings on Portway.

APPRAISAL

Site Description and Proposal:

The site is a 0.05 ha rectangular piece of land located to the south of Portway, a 1980s cul-de-sac at the southern edge of the small settlement of Riseley. The site is part of the residential garden of the property 'Dukes Field Cottage'. This application proposes the construction of a detached 3-bedroom dwelling, with vehicular access and a driveway following demolition of the existing Old School House. The application has been submitted alongside a separate identical planning application for the same scheme submitted with Hart District Council (ref: 24/01723/FUL) which was refused on 05/11/2024.

The jurisdictional boundary of Wokingham Borough with Hart District runs through the application site and subsequently only the access of the application site falls within the jurisdiction of Wokingham Borough Council. As such, only the proposed development that lies within Wokingham Borough can be assessed under this application, i.e. the access for the site. Material considerations relating to the proposed dwellings, including impact on neighbour amenity, will be dealt with under Hart DC's application.

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.

Landscape and Character of the Area:

Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. 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 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Paragraph 135 of the NPPF requires that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local Page 5 of 7 Public: Information that can be seen and used by everyone inside and outside the Council. character and history, including the surrounding built environment and landscape setting.

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

From a landscape perspective, the site represents a landscape buffer for the borough boundary, and a buffer in Hart District Council between a new housing estate at St. Legers Way and existing dwellings along Portway. There are currently views through

to the green infrastructure in Hart district which the proposed dwelling would permanently obscure and vice versa.

The site is part of a continuous area of woodland that links in the south-west with an area of Ancient and Semi-Natural Woodland known as Saint Leger's Copse and Colin's Copse where there are also areas of Ancient Replanted Woodland. A building of the scale proposed would cause a visual separation of this amenity, to the detriment of the local area.

Overall, the proposed access would result in the loss of significant greenery along the site northern boundary that helps form the landscape buffer along the borough boundary. The disruption to the green verge fronting the site would adversely harm the visual amenity and character of the street scene along Portway. The proposal is therefore contrary to Core Strategy policies CP1 & CP3 and MDD Local Plan policies CC03 and TB21 and Section 12 of the NPPF.

The above concerns constitute the first reason for refusal.

Tree Protection and Root Protection Areas:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping.

The site features several trees, including mature specimens. The east boundary is impacted by Hart District Tree Preservation Order (TPO) ORD/17/00015, W1, a woodland order on broadleaved trees, 'mainly oak, holly and hawthorn'.

The arboricultural submissions have erroneously not adjusted the root protection area (RPA) of trees for the root impermeable surfaces within and outside the site e.g. Portway road. It seems likely that the roots of T14, T15, T6 and T7 are within the site and that more than 20% of those will be in the area of built form. Twenty percent RPA incursion is the maximum amount stated in the BS5837:2012. This means that the scheme is not tenable in necessary tree protection terms in conflict with the above policy.

The above concerns constitute the second reason for refusal.

Highway Access and Parking Provision:

Core Strategy policy CP6 concerns issues relating to highway safety and access. MDD Local Plan policy CC07 requires developments to deliver an appropriate level of off-street parking.

The proposal would create a new access off Portway to the new dwelling, with significant works required due to the drainage ditch separating the site from the highway. The Council's Highways Officer raised no objection in principle, subject to detailed engineering specification to be agreed with the council's Highways Agreements team. Further information was also requested to address the visibility splay for the access to the east as this included land outside of the red line.

Flooding and Drainage:

The Council's Drainage Officer raised no objection to the development subject to a condition requiring full details of the drainage system to be submitted prior to commencement. If the application was otherwise acceptable this could have been facilitated via condition.

Archaeology:

Berkshire Archaeology were consulted on this application as the proposal lies on the course of the Roman road known as the Devils Highway, which passes east-west through the centre of the site. Berkshire Archaeology recommended that a Written Scheme of Investigation (WSI) be submitted to and approved by the local planning authority and that the development would take place in accordance with the WSI. If the application was otherwise acceptable this could have been facilitated via condition.

Conclusion:

The impact on trees and the disruption to the green verge along the site's northern boundary would adversely harm the visual amenity and character of the street scene through the loss of the greenery and buffer marking the boundary between the borough boundaries.

Following the refusal issued by Hart District Council on their planning application for the site, there is also no justification for the proposed access. The proposal is therefore contrary to Core Strategy policies CP1 & CP3 and MDD Local Plan policies CC03 and TB21 and Section 12 of the NPPF.

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:	Refuse
Date:	27 November 2024

Earliest date for decision:	9 October 2024
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Recommendation agreed by: (Authorised Officer)	
Date:	28/11/24