

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250907
Site Address:	35 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND
Expiry Date:	16 June 2025
Site Visit Date:	09/05/2025
Proposal: Application to vary conditions 2 and 3 of planning consent 222974 for the phased redevelopment of the site with the proposed subdivision of the site and erection of 2 no. five bedroom detached dwellings with associated parking, following demolition of the existing dwelling. Condition 2 refers to the approved details and the variation is to reduce the size and scale of the approved dwellings through reduction in the overall rear projections and ridge heights, changes to fenestration, removal of the loft bedrooms, internal layout amendments and associated adjustments to elevations and roof design. Condition 3 refers to approved phasing plan and the variation is to alter the phasing to permit plot 2 to be constructed as phase 1, plot 1 to be constructed as phase 2 and to add phase 0, demolition as a separate phase.	

PLANNING CONSTRAINTS/STATUS

Major Development Location
Bat Roost Habitat Suitability
GC Newt Consultation Zone
Nuclear Consultation Zone
Replacement Mineral Local Plan
SSSI Impact Risk Zones
WBC owned land to frontage
Flood Zone 1
Classified road

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage

	TB05 – Housing Mix TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
101/55	Outline application	Approved 06/05/1955
20/56	Detached Bungalow	Approved 14/02/1956
06168	Convert garage to kitchen, new garage, and sunlounge	Approved 14/04/1977
222974	Full application for phased redevelopment of the site with the proposed subdivision of the site and erection of 2 no. five bedroom detached dwellings with associated parking, following demolition of the existing dwelling.	Approved 12/12/2022

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection
WBC Landscape and Trees – No response received
WBC CIL – Advice provided

External

N/A

REPRESENTATIONS

Parish/Town Council	No response received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site currently comprises of a detached bungalow with attached garage on a plot measuring 39 metres (depth) x 23 metres (width) following a linear pattern of development. The existing bungalow is setback from the street edge with hedges to the front of the property. The rear garden and boundaries between plots are also typical of the landscape character of the area with trees and hedges.

The area is characterised by predominantly shallow bungalows but does include some two storey developments.

The site has full planning permission for the erection of 2no. 5 bedroom dwellings, granted in December 2022 under reference 222974.

Proposal Description:

This application seeks to vary condition 2 of application 222974 (approved details). Specifically, the proposal seeks to reduce the overall rear projection of both dwellings, reduce the amount of fenestration to the rear and side elevations, remove the loft bedroom and associated stairs & windows, reduce the ridge height/ design along with internal alterations and amendments to floorplans.

This application further seeks to vary condition 3 (phasing plan) to introduce a phase 0 (demolition) and to vary the order in which phases are delivered.

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 principle of erecting 2no. 5 bedroom houses was established within application 222974. Nothing herein varies this.

Phasing:

This submission seeks to amend the order of phasing (plot 1 to be delivered as plot 2 and vice-versa), further introducing a phase 0 to cover the demolition of the dwelling unlinked to the construction of new floorspace. The variation to the phasing plan would not impact construction access, nor any further considerations. Thus, there is no objection to the proposed amendment.

Character of the Area:

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.

R2 of the Borough Design Guide requires development to respond to context, R3 and R4 require housing to relate to the existing network of streets and spaces.

The site is located in an established residential area of Winnersh, facing the junction of Robin Hood Lane and Sherwood Road and comprises of a single storey detached

bungalow.

The impacts to the character and appearance of the area arising from 2no. 5 bedroom were considered within approved 222974, however, the character impacts arising from the amendments within this submission are considered below.

Ridge height and form:

The decreases in ridge height and amendment to roof form would not harm the character of the area. The vernacular and design along Robin Hood Lane is varied, with no fixed building line or architectural type. The same applies to the height of buildings which vary from 2.5 storey dwellings to bungalows.

Concerning the 'right' plot (plot 1) to be constructed, the roof is proposed to be decreased from 8.4 metres to 7.6 metres. It is proposed to vary the rear projecting gable, to create a hipped roof form.

Turning to the 'left' plot (plot 2) to be constructed, the ridge is proposed to be decreased in height from 8.4 metres to 7.7 metres. Alike to the 'right' plot, the rear projecting gable is proposed to be varied to create a hipped roof form.

This would not significantly harm the character and appearance of the area, and no objection is raised on this proposed amendment.

Rear elements:

This submission proposed the reduction in the projection of the rear elements. These amendments would not be appreciable from the street scene, further reducing the perception of bulk and mass from neighbouring properties.

Plot 1's rear projection at two storey is proposed to be decreased by circa 2.3 metres and replaced instead with a lean-to single storey rear extension.

Plot 2's rear projection at two storey (alike to plot 1) is proposed to be decreased by circa 2.3 metres, also replaced by a lean-to single storey rear extension.

This would not significantly harm the character and appearance of the area, and no objection is raised on this proposed amendment.

Fenestration:

The amendments to the fenestration as shown in the submitted plans are minor. In their nature, and would not significantly impact the character of the area.

With respect to plot 1, the front and rear facing velux are proposed to be removed as well as one velux on the north-east elevation. This reflects the removal of the first-floor bedroom. Further, on the front elevation, the ground floor window serving bedroom 5 is proposed to be increased in scale marginally.

A more simplistic design has been adopted to the rear elevation of plot 1, with the

Juliet balcony removed as well as the two corresponding windows, these being replaced by one larger window. The window serving bedroom 2 has been enlarged following the loss of one obscurely glazed window.

Turning to plot 2, the front and rear facing velux are proposed to be removed as well as one additional velux on the north-east elevation and one within the south-west elevation. This reflects the removal of the first-floor bedroom.

Alike to plot 1, a more simplistic design has been adopted to the rear elevation of plot 2, with the Juliet balcony removed as well as the two corresponding windows, these being replaced by one larger window. The window serving bedroom 2 has been enlarged following the loss of one obscurely glazed window.

This would not significantly harm the character and appearance of the area, and no objection is raised on this proposed amendment.

Housing Amenity (Internal):

Policy TB07 of the MDD and Policy R17 of the Borough Design Guides requires adequate internal space to ensure the layout and size achieves good internal amenity.

A minimum standard of 134m² applies for a five-bedroom dwelling including loft level. Each dwelling will have an internal gross floor compliant with this requirement.

In terms of bedroom sizes, the Technical Housing Standards requires that a dwelling with more than one bedroom should have a main bedroom (double), which is to have a minimum area of 11.5sqm. Secondary of single bedrooms should have a minimum area of 7.5sqm and living spaces should have a minimum area of 31sqm. There should also be provision for storage.

The proposed bedrooms comply with the requirement for both the single and double occupancy rooms (including provision of storage) and the living spaces also comply with the above.

R18 of the Borough Design Guide SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable outlook. The layout continues to provide acceptable internal amenity including sufficient openings for daylight / sunlight.

Housing Amenity (External):

R16 of the SPD requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto.

The submitted Plans show both dwellings would have adequate amenity space as well as adequate separation distance between dwellings) which is acceptable and in accordance with the Borough Design Guide requirements. No objections are raised on this ground.

Neighbouring Amenity:

The neighbouring amenity impacts arising from the demolition of the existing dwelling and replacement with 2no. 5 bedroom detached houses were considered within consented 222974.

Whilst nothing herein varies the overarching neighbouring amenity considerations, it is noted that the amendments to the fenestration serving bedroom 2 (for both plots 1 and 2) would result in the removal of obscured glazing. In this instance, considering the larger window allows a limited increased arc of outlook, and furthermore only provides views of rear amenity space (no intervisibility concerns), it is not considered to detrimentally impact any adjoining neighbour.

Highway Access and Parking Provision:

Highway access, parking provision, visibility splays and turning radius were all matters formerly considered under application 222974. Nothing herein varies any highway matters.

Flooding and Drainage:

Surface water drainage, foul drainage and fluvial risk were all matters formerly considered under application 222974. Nothing herein varies any drainage matters.

Landscape and Trees:

Landscape provision, protection and management were all matters formerly considered under application 222974. Nothing herein varies any landscape matters.

Ecology:

Ecological protection were all matters formerly considered under application 222974. Nothing herein varies any ecological matters.

Community Infrastructure Levy (CIL):

This development will be liable for CIL as it involves the creation of one or more new dwellings. Based on the floorplans listed below, the total new build floorspace is approximately 390sqm.

For a development to be phased for the purposes of CIL, the planning permission should clearly set out the order in which the phasing of development is to be completed with phase related pre-commencement conditions.

CIL self-build exemption has been granted on the original and preceding Section 73 applications. If there are any increases to the floorspace, each liable party will be required to complete CIL form 2 (assumption of liability) and CIL form 13 (further exemption). The CIL forms will need to clearly state which phase they relate to.

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.

Conclusion:

Overall, with the above in mind, the amendments to the design and scale of the building as well as those to the approved phasing plan are compliant with local and national policy and thus, the variation is acceptable.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approval subject to conditions
Date:	30 June 2025
Earliest date for decision:	17 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.07.2025