

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242801
Site Address:	437 Finchampstead Road, Finchampstead, Wokingham, RG40 3RJ
Expiry Date:	3 January 2025
Site Visit Date:	5 December 2024
Proposal: Householder application for proposed erection of a car port to facilitate parking.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Finchampstead Neighbourhood Development Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
192342	Full application for the proposed erection of 1No 4 bed dwelling and associated parking and landscaping following demolition of existing bungalow.	Approved 28/10/2019
193234	Householder application for proposed erection of a detached ancillary outbuilding in rear garden (retrospective).	Approved 23/01/2020
200406	Application for submission of details to comply with the following condition of planning consent 192342 (Dated 28/10/2019) 3. External materials 4. Parking details required 5. Drainage 6. Landscaping 7. Protection of trees 8. Cycle Parking 9. Access surfacing	Split Decision 03/04/2020
202393	Application for submission of details to comply with the following condition of planning consent 193234 dated 23/01/2020. Condition 3 Protection of trees.	Approved 10/11/2020
203226	Application for submission of details to comply with the following condition of planning consent 192342 dated 28/10/2019. Conditions 3 External materials,5 Drainage details,6 Landscaping and 7 Protection of trees.	Approved 15/01/2021
220884	Application to vary condition 2 of planning consent 192342 for the Full application for the proposed erection of 1No 4 bed dwelling and associated parking and landscaping following	Approved 16/05/2022

	demolition of existing bungalow. Condition 2 refers to Approved details and the variation is to increase part of the building height, introduction of a chimney and changes to fenestration (retrospective).	
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection (13/11/2024).

WBC Landscape and Trees – Objection (26/11/2024).

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Objection (21/11/2024).
Ward Member(s)	No comments received
Neighbours	One third party objection (18/11/2024). Concerns include: - Height of the proposed pitched roof and impact on the street scene.

APPRAISAL

Site Description:

The application site consists of a newly constructed replacement dwelling located on Finchampstead Road, Finchampstead. Finchampstead Road is long with the application site located towards the southern end. The surrounding local area comprises mainly residential dwellings along with commercial premises which include a school, shops, garage, restaurants and a doctors' surgery.

The application site is located on the northern side of Finchampstead Road which has a verdant character, characterised by linear development and a fairly consistent building line.

Dwellings within the immediate vicinity are predominantly detached and include both two-storey houses and bungalows. To the north of the property is a detached bungalow and a chalet-style bungalow to the south.

Proposal:

This application seeks approval for the erection of a detached carport for two vehicles. The carport would measure approximately 6.3m in width, 5.27m in depth and would have a pitched roof form. Proposed materials include timber clad sides and a shingle roof.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The host dwelling is part of a row of dwellings along the northern side of Finchampstead Road. Properties along this section of the road vary in design, size and appearance. The host dwelling was constructed in 2021 following demolition of the original bungalow.

The proposed carport would create covered parking for two vehicles and would be located to the front of the property along the shared boundary with 435 Finchampstead Road.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

Policy D3 of the Finchampstead Neighbourhood Development Plan (FNDP) states that development proposals for new residential development 'Must make a positive contribution to the character of the area in terms of:

- 1a. The relationship of the existing built form and spaces around the buildings within the surrounding area;
- 1b. A layout which integrates with existing landscape features and the surrounding area, with regards to the built-up coverage of each plot, building line(s), rhythm of plot frontages and parking areas, especially in those locations listed in Annex I Roads with "Rides" Characteristics'.

Finchampstead Road is listed in Annex I as a 'Road with "Rides" characteristics'. Paragraph 6.15 of the Wokingham Valued Landscape Assessment 2024 states 'A number of roads and public rights of way, running through the Forest and Rides Valued Landscape are laid out over earlier historic straight rides designed to allow royalty to follow the stag hounds by carriage as they hunted in the Royal Forest of Windsor. Parts of this landscape are deeply rural but in other areas, low-density residential development lines the 'straight rides'. Homes are mostly set back from the road, characterised by substantial front gardens, with attractive landscaping of mature trees, hedges and shrubs'.

The proposed carport would be contrary to this and would be located significantly forward of the established building line. It is designed with a pitched roof form which would have a maximum ridge height of approximately 4.43m. The flank wall of the carport would be set back approximately 2.1m from the fence along the front boundary of the property. By virtue of the position of the carport to the front of the property, and its design and mass, the carport would appear obtrusive and overly prominent within the street scene. There are no other examples of buildings forward of the building line

within the local area. It would introduce a building form that does not comply with local policy and would set a precedent for future development.

It is also contrary to guidance set out in the BDG. Page 55 states that 'where there is a regular pattern to the built form, with a repeated building type on a consistent building line and with consistent gaps, then any alterations or extension that is visible from the street should not unbalance the rhythm of the frontage'. The established hedging and mature protected Oak tree have been removed and replaced with a low-level wall with pillars. Although trees have been replanted along the front boundary, these are juvenile and provide little to no screening (in the Winter months) of the front of the host dwelling. Therefore, the carport would be visually dominant and out of character with the host dwelling and local area.

Neighbouring Amenity:

Overlooking:

The southern elevation of the carport would have an open side to provide access for vehicle parking. There would be no windows in the rear or flank walls. In addition, the space does not serve habitable living accommodation, therefore, no detrimental overlooking would be generated by the scheme.

Loss of Light & Overbearing:

The position of the carport to the front of the property along the shared boundary with no.435 would retain a separation distance of approximately 0.6m. A third party has raised concern regarding the close proximity of the carport to the boundary and the height of the structure. The carport would have a maximum height of approximately 4.43m and would be visible from the closest fenestration of no.435. However, a distance of approximately 9m would be retained between the carport and the front window of no.435 which would limit any sense of enclosure. Due to the orientation of properties along this stretch of Finchampstead Road and separation distance, any overshadowing would be limited and restricted to the evenings.

Highway Access and Parking Provision:

The Council's Highways officer was consulted and raised no objection to the proposal.

Landscape and Trees:

The Council's Trees and Landscape officer was consulted and objects to the proposal. They commented "*The north and west rear boundary of the site is impacted by Tree Preservation Order (TPO) 1294/2009 on all trees growing in early 2009. The TPO oak at the front of the site, 1697/2019, was given consent for removal with replacement in September 2020, application number 202283. The area has a landscape character of high quality and sensitivity and of lowest capacity.*

There are no garages/carports in the front gardens of neighbouring houses. The WBC Design Guide policy R23 states that garages should not be sited in front gardens, nor be forward of the building line of the property. This proposal is for a carport i.e. a structure for storing cars, in front of the building line and will appear as an incongruous built form in the front garden area. In this way the scheme will be out of character and contrary to planning policies.

I am unable to see a replacement for the felled TPO oak, either from the plans or views. Please confirm where this was planted. I can see that it was to be installed in the planning approval for 203226".

It was established during the officer's site visit that a replacement tree has been planted in accordance with permission 203226. Therefore, the replanted tree is covered by the original TPO status and protection. No information has been submitted as part of the application to establish if any harm would be caused by the proposed carport to the protected tree. Therefore, the officer has insufficient information to make an assessment regarding tree impact.

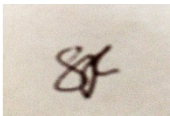
Conclusion:

The proposal is unacceptable in principle as it would be out of character in the street scene contrary to Policy CP3 of the Core Strategy, Policy D3 of the FNDP and the BDG and lacks the required information to determine impact to a protected tree.

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:	Refused
Date:	19 December 2024
Earliest date for decision:	2 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	19.12.24

