

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241863
Site Address:	Catkins, 2 Betty Grove Lane, Sindlesham, Wokingham, RG41 5DR
Expiry Date:	18 September 2024
Site Visit Date:	1 November 2023
Proposal: Householder application for proposed single storey rear extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
PRoW Within WB Consultation Zone
Ordinary Watercourses Consultation Zone
Great Crested Newt Consultation Zone Householder
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB06 – Development of Private Residential Gardens TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
232374	Householder application for the proposed single storey rear extension plus changes to fenestration.	Approved 29/11/23

CONSULTATION RESPONSES

Internal

WBC Ecology Householder: No objection subject to conditions

WBC Ecology Newts: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Arborfield & Newland Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site is within the rural settlement of Sindlesham and is accessed from the northern end of Betty Grove.

The existing dwelling is a significantly extended two storey semi-detached dwelling with a plain tiled roof over traditional Render and brick walls. The application site is bounded to the north, south and west by significant hedging and fencing.

The Boundary to the West is defined by hedging with the Lane beyond. The property is set back from its feeder road to the South.

Next to and attached to the application property on its eastern side is the extended Birds Nest Cottage, this neighbouring property has been added to previously.

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 development should be acceptable providing that it complies with the principles stated in the Core Strategy. 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.

Principle- Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

However, it will provide high quality residential accommodation whilst remaining an appropriate scale within the context of the site. The additional bulk from the proposed development will therefore have no impact on the character or appearance of the countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The proposal exceeds the recommended 4m depth for extensions advocated within the Borough Design Guide (approx. 5.25m in depth). However, the host property has a very spacious garden and there are similar sized extensions in the surrounding area. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area. Furthermore, the Cottage is well screened from the adjacent Lane to the west with well-established hedging, the proposal will therefore not be onerous to the passing public.

Whilst the inclusion of first floor windows is not supported in the BDG. The addition of the first-floor side en-suite window in the south-west elevation will be visible from the public realm, however given the nature of the application site and it's location as well as being a minor addition it would not harm the character of the area.

The proposed materials will match that of the existing dwelling, thus in keeping with the current characteristics of the house.

Neighbouring Amenity:

Overlooking: The addition of the bi-folding doors will be screened by the existing hedging along the south-west boundary of the site.

On the southwest elevation, a new en-suite window will be added at first floor level. The window will be conditioned obscured glazed.

Loss of Light/Overbearing: As the extension is single storey there are no concerns on overbearing or loss of light.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Ecology: Provided the development is implemented in accordance with the Preliminary Bat Roost Assessment R3311b including a toolbox talk, supervision by a licensed Ecologist, employment of methods to minimise the risk of harming or disturbing bats, provision of a written and completion of an updated inspection, removal of tiles by gloved hand and provision of automated blinds are secured by condition, there should be no ecological objection to the development proposed.

Ecology Newts: The development presents a low risk to great crested newts and their habitats. The applicant has submitted some a precautionary working method statement '**Great Crested Newt Habitat Assessment, JohnWenman Ecological Consultancy, October 2023**' which should reduce any potential impacts the development may have on great crested newts. This document can be conditioned as a part of the planning decision to ensure the working methods are complied with should the council be minded to approve the application. The condition and informative recommended has been included in the decision notice.

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:	Approve
Date:	6 September 2024
Earliest date for decision:	15 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.09.2024

