

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242601
Site Address:	Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU
Expiry Date:	19 December 2024
Site Visit Date:	1 December 2024
Proposal: Householder application for the proposed erection of a two storey side and rear extension with installation of roof lights and changes to fenestration following the demolition of the existing rear extension.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 CP6 – Managing Travel Demand CP7 – Biodiversity 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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

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PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC Built Heritage Officer – Further information requested.
WBC CIL – The proposed development is not CIL liable.
WBC Ecology – Further information requested.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Hilltop, Limmerhil Road, Wokingham, Berks – <i>‘I support this application. It retains the character and appearance of the 17th century dwelling while bringing it up to modern living standards.’</i> Cherry Trees, Limmerhill Road, Wokingham, Berkshire – <i>‘The proposal appears to be a well designed, modest and sympathetic.’</i>

APPRAISAL

Site Description:

The application site relates to a one and a half storey, detached property located in an established residential close. The immediate area is characterised by detached properties that vary in design and appearance.

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.

Character of the Area:

The proposed additions, comprising two-storey side and rear extensions and dormer window are modest in height, depth, and design, and would be perceived as subservient to the host dwelling. The use of matching materials would ensure the extensions integrate seamlessly with the character and appearance of the existing property. Consequently, the proposal is not considered to have an adverse impact on the character or appearance of the surrounding area.

Impact on Built Heritage:

The Council's Built Heritage Officer has reviewed this application and has stated the following:

From an initial assessment, the central core of Rose Cottage appears to date from the 17th century with additions made in the 19th and 20th centuries. One-and-a-half storey form, brick walling with some timber framing under a clay tiled roof. Two external chimney stacks (one now encompassed by a later addition). Another addition formed an interesting obtuse catslide roof, which was then partially covered by a 20th century extension. This extension of brick and timber framing is not wholly unsympathetic, although may have benefitted from some refinement on the gable end. Overall, whilst altered and extended, Rose Cottage still presents as a historic vernacular cottage and an important surviving building in the vicinity. By virtue of its age, architectural and historic interest, as well as the positive contribution to the character and appearance of the area, Rose Cottage is identified as a non-designated heritage asset (NDHA).

Whilst not nationally listed, nor currently on the Local List, as a heritage asset, the application is required to provide a heritage assessment (known as a Heritage Statement) as per para. 200 of the NPPF (Dec 23). It is, therefore, requested the applicant submits a heritage assessment as for the LPA to fully understand the heritage asset and the proposals' impact upon its significance.

A heritage assessment was received by the LPA on 09/12/2024. Following the submission of the heritage assessment, no objection is raised by the Built Heritage Officer to the application. However, as noted in the report, the building contains some framing of significant age. These timbers, and the building as a whole should be appropriately recorded, with this record deposited in the HER for posterity. A suitably worded condition will be attached to any approval.

The Built Heritage Officer has expressed concerns regarding the potential impact on the historic framing of the building. Applicants are therefore advised to ensure that any proposed alterations do not adversely affect the building's fabric or structural stability. It is recommended that guidance be sought from a suitably qualified and experienced structural engineer, such as a member of the Conservation Accreditation Register of Engineers (CARE), to assess and mitigate any structural implications.

Neighbouring Amenity:

The views offered from the new windows would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

The proposed development would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The proposal will increase the numbers of habitable rooms from 9 to 10.

The Council's Highways Officer has reviewed this application and considers that the four off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

A preliminary ecological appraisal (Urban Tree experts, Ref: SPH/NP/PEA-24/09.07, dated: 22/07/2024) assessed the site's potential for roosting bats. Surrounding habitats and features, including cracked roof tiles, indicated moderate potential for bat activity. Two dusk emergence surveys were recommended to determine bat presence, with further action required if detected.

A follow-up bat survey was conducted to support the preliminary ecological appraisal (Urban Tree experts, Ref SPH/NP/PEA24/09.07, Dated October 2024) and inform mitigation for proposed extensions to the property. The two-story property, set within a garden offering good bat habitat and connectivity to the wider landscape, was assessed through desk studies and three dusk emergence surveys conducted in July, August, and September 2024.

The surveys recorded limited bat activity, with soprano and common pipistrelle bats emerging from roof tile gaps on the southwest elevation. The works, if conducted during the bat activity period, would result in minimal disturbance to a day roost for a low number of bats, as roost locations will not be directly altered. With appropriate mitigation, continued roosting provision at the property can be maintained.

In line with Natural England's July 2024 advice, an EPSL is not required. However, a method statement has been included to address the requirements of the Habitats Directive and support planning consent.

It is considered that subject to the works being undertaken, implemented and maintained in full accordance with the bat mitigation measures given in section 5.0, the works would not adversely impact bat roosts. A suitable condition will be attached to any approval.

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:	Yes
Recommendation:	Approval
Date:	16 December 2024
Earliest date for decision:	12 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.01.2025