

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243067
Site Address:	Channing House, Loddon Drive, Wargrave, Wokingham, RG10 8HD
Expiry Date:	28 February 2025
Site Visit Date:	16 January 2025
Proposal: Householder application for the proposed erection of a single storey extension to North elevation on a raised platform.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Countryside – Wargrave
Flood Zone 3

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC09 – Development and Flood Risk TB02 – Development adjoining the Green Belt TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
192435	Application for a certificate of existing lawful development for the use of the detached building known as both The Chalet and The Hideaway as a separate three-bedroom single storey dwelling.	Approve 2 nd December 2019
211374	Householder application for the proposed erection of a triple bay detached garage following the demolition of the existing garage.	Approve 21 st July 2021

CONSULTATION RESPONSES

Internal

WBC Drainage – Objection received
WBC Landscape and Trees – No objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: The site is a two-storey detached dwelling located in Wargrave. It is a large residential plot that borders open countryside and the railway line. It is located within Flood Zone 3 and the residential dwelling is approximately 300m from the River Thames.

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.

Proposal: The proposal is for the erection of an Orangery on the North facing side of the existing dwelling house. The Orangery would measure approximately 6m in length, be 2.7m wide on the east facing elevation, and 1.8m wide on the west facing elevation. The floor level would be raised by 1.1m from the ground and at the same level as the existing raised platform. It would extend beyond the original footprint of the platform by 0.5m. The Orangery would comprise brick and glazing with double doors at each end. It would have a flat roof with a pitch shaped lantern.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life.

The site is located in Countryside, where Core Strategy Policy CP11 applies. Policy CP11 states that to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The proposed development is located at the side of the dwelling and within a large private garden. The increase in scale, form and footprint is modest when compared to the original building. The proposed external materials of brick and glass would complement those on the existing dwelling. Therefore, the development will not have a significant impact on the character and appearance of the host property or the countryside and is not contrary to policy CP11.

Neighbouring Amenity:

There are no concerns related to neighbouring amenity.

Flooding and Drainage

Policy CC09 states that development proposals in Flood Zones 2 or 3 must consider the vulnerability of proposed development. It also states that in exceptional circumstances, new development in areas of flood risk will be supported when it can be demonstrated that it will not increase flood risk in any form elsewhere and can incorporate flood resilient and resistant measures into the design.

Flooding and Drainage Officer comments: The development is in Flood Zone 3 where there is a history of fluvial flooding from the River Thames. Historical flood events include 1947, 1974, 2000, 2002, and 2007, and the Environment Agency's data indicates a high probability of flooding (5% AEP and 1% AEP with climate change allowances).

Environment Agency (EA) are not required to be consulted on Minor development proposals (including residential extensions) and are exempt from the flooding sequential test. However, in accordance with EA advice, the Local Lead Flood Authority (LLFA) are required to be consulted:

<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#check-the-development-class>

The Council's Drainage Officer (LLFA) has assessed the proposal in light of the submitted FRA and provided the following comments:

- The existing use of the site is residential, categorized as "more vulnerable."
- Flood depths:
 - 5% AEP: 1.26m maximum depth.
 - 1% AEP + 35% CC: 2.10m maximum depth.
 - 1% AEP + 70% CC: 2.50m maximum depth.

Proposed Flood Mitigation Measures:

Raised Floor Levels

The proposed extension will have its finished floor level raised by 686mm above general ground level. While this does not meet the typical 300mm above the 1% AEP flood level, it provides significant mitigation within design constraints.

Void Provision

Voids will be incorporated beneath the extension's floor to allow the free movement of floodwaters, minimizing offsite impacts.

The proposed floor height of 686mm is significantly lower than the required safety level for flood risk areas, which is typically 300mm above the 1% AEP flood level. The site is subject to flooding with depths of up to 2.50 meters in extreme cases, and raising the floor to the required level would offer better protection against these flood risks.

Since the proposed height does not meet the necessary safety standards, and the flood risk remains high, the Council's Drainage officer has objected to the application.

Conclusion

The proposal would not increase the risk of flooding to the existing dwelling or the surrounding area. Furthermore, the height of the raised platform would be sufficient to comply with AEP of 5%. In the event of surface water flooding, the voids would allow the free flow of water under the Orangery.

Whilst the height of the raised platform would be insufficient to mitigate the risk of flooding in the longer term when taking account the effects of climate change, the proposal is deemed acceptable in this instance given that the increase in floor area (16 sq m²) to the original dwelling would be relatively insignificant (5.7%). Moreover, the proposed Orangery would be incidental to the use of the main dwellinghouse and would not provide core habitable space for the host dwelling, therefore, the increased risk to occupants would be minimal. A condition is recommended to ensure that development shall be carried out in accordance with the Flood Risk Assessment. An Informative is also recommended to draw the applicant's attention to the risk of flooding at this site.

Overall, the proposal whilst there is only a partial compliance with Policy CC09 and with guidance contained within the NPPF and as within the Environment Agencies 'National flood risk standing advice for local planning authorities', the extent of risk to people and property resulting from flooding is not so significant as to warrant refusal of this application.

Landscape and Trees

Landscape and Tree Officer comments: The site is in Countryside and features a veteran weeping willow (no.45405 of the Ancient Tree Forum) growing on the north of the plot, near the driveway. The house is set away from its boundaries. The boundaries are lined with trees and shrubs which screen the property from possible public views obtained from the adjacent railway track.

The proposal is located such that it will not impact the trees on/adjacent to, the site.

The structure is subordinate, uses complementary external materials and is a of a location, size and mass such that it will not appear out of keeping in the area. Overall, the application appears to comply with Tree and Landscape related policies.

Ecology:

Policy CP7 Biodiversity states that development that may harm habitats or species of principal importance will only be permitted if it can be demonstrated that mitigation measures can be out in place to prevent damaging impacts. The site is in a bat protection area, but the existing roof of the main dwelling house will not be disturbed by the construction of the Orangery.

Therefore, the proposal would comply with Policy CP7 & TB23.

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:	Approve
Date:	19 February 2025
Earliest date for decision:	11 January 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.02.2025