

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251159
Site Address:	2 Wythe Cottages, Muddlers Lane, Twyford, Wokingham, RG10 9PR
Expiry Date:	10 July 2025
Site Visit Date:	16 June 2025
Proposal: Householder application for the proposed replacement of existing external cladding including alterations to fenestrations.	

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 CP9 – Scale and Location of Development Proposals 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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk
Joint Minerals and Waste Plan (JMWP)	M2 – Safeguarding Sand and Gravel Resources
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

RELEVANT PLANNING HISTORY

None.

NEARBY RELEVANT PLANNING HISTORY

The following application at the adjoining semi (no. 1 Wythe Cottages) is pending consideration by Officers:

250966 – Householder application for the proposed erection of a two storey side extension and the installation of external cladding with changes to fenestration – Under consideration

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection

WBC Highways – No comments to make

WBC Growth & Delivery (Planning Policy) – No comments received

WBC CIL – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	No comment to make
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a semi-detached, two storey dwelling. The site is surrounded by Bridge Farm to the north, west, and east. To the south the property it neighbours 1 Wythe Cottages and 'Cedar Park Day Nursery' one plot over.

The property itself is of a 1960s brick and tile construction as is the adjoining semi and has white uPVC windows.

Proposal:

Planning permission is sought for the cladding of all elevations of the property with the exception of the single storey rear projection. The cladding is proposed to be grey horizontal composite cladding. All fenestration is to be replaced from white uPVC to grey uPVC.

As can be seen in the nearby planning history, there is currently a pending application at the adjoining semi (no. 1 Wythe Cottages) to clad the external elevations and replace windows (along with the construction of an extension). However, both schemes are separate and are required to be assessed on their individual merits.

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 outside settlement limits, as defined in policy CP9. As such, the site is within 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.

Policy CP11 goes on to state 7 exceptions where development will normally be permissible in the countryside. The development does not fall within any of the exceptions. It is acknowledged that exception 4 relates to smaller scale residential development (i.e. extensions), however this scheme is not for an extension to the main dwelling.

Whilst the development does not meet any of the exceptions, it is important to assess as to whether the development would align with the overarching aims of policy CP11. These aims are to prevent settlement coalescence and to maintain the quality of the environment. The development would not result in the coalescence of settlements. In terms of whether the development would accord with maintaining the quality of the environment, this will be discussed throughout this report, particularly in terms of design.

As such, a full judgement on whether the proposal would be acceptable in relation to policy CP11 cannot be made at this stage but rather will be returned to at the end of this report.

Officers do not consider that the contents of the Joint Minerals and Waste Plan or Twyford Neighbourhood Plan (both which form part of the development plan) would conflict with the principle of this development.

Design / Character of the Area:

Policy CP3 of the Core Strategy states that development should be of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.

It has been noted that no 1 Wythe Cottages (the adjoining semi) also proposes to clad the external elevations and change the colour of fenestration. Should both schemes be implemented, there would be a consistency in materials across the pair. However, this cannot be guaranteed and so this application is being assessed on its merits and based on the scenario that the neighbour does not make the same external changes as proposed under this application.

The existing dwelling is finished in brick and is of a simplistic architectural design. The existing surrounding street scene is limited with the only direct neighbour being the adjoining semi.

Undoubtedly the proposed cladding of the elevations will result in a stark contrast to the design of the existing dwelling and the adjoining semi which will create some

imbalance of the pair. However, owing to the limited street scene and the architectural detailing of the host property also being limited, the change in the appearance of the dwelling (or the pair) is not considered to have such a substantial harmful effect to the surrounding area to warrant refusal of the scheme and instead will create some renewed visual interest at the site.

In assessing as to whether the proposal would align with the overarching aim of policy CP11: 'maintaining the quality of the [countryside] environment', (as discussed earlier in this report), Officers do not consider that the proposal would result in a substantial or widespread visual impact. Again, there would be a noticeable change in the appearance of the dwelling, however there are individual dwellings of a variety of materials and finishes within the countryside and in this instance it will not result in visual harm to the immediate character or composition of the surrounding area.

Owing to the proposal being acceptable in its own right, as discussed above, it is not considered that any link between this application and that on the adjoining semi is needed by way of a S106 legal agreement (to ensure both schemes at both properties are implemented simultaneously). One of the tests for imposing a planning obligation is that it has to be necessary to make the development acceptable in planning terms. In this case, it is not necessary.

Neighbouring Amenity:

Policy CP3 of the Core Strategy states that development should not result in detriment to adjoining land users.

Owing to the proposal being for external cladding with fenestration changes as opposed to new built form/ increase in footprint of the dwelling, it will not result in adverse impacts to neighbours in terms of loss of light, overbearing and loss of privacy.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that development should be equipped with sufficient parking. Policy CP6 of the Core Strategy states that development should not result in highway problems.

Given the proposal does not result in additional footprint/ built form, there will be no changes to onsite parking provision or the wider highway network.

Amenity Space:

Given the proposal does not result in additional footprint/ built form, there will be no changes to the amount of useable amenity space on site.

Flooding and Drainage:

Policy CC09 of the MDD states that all sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding.

The application site is located within flood zone 2 which is described as having a medium risk of annual flooding. Given the proposal does not result in any new built form at ground level (thereby not reducing the amount of permeable land, nor does it

increase the footprint of the dwelling), no further information/ flood risk assessment is required in this instance.

Ecology:

Policy CP7 of the Core Strategy TB23 of the MDD seek to protect species of principal importance. One such species is bats.

A preliminary bat roost assessment has been submitted to support the application and concluded that the property has 'negligible' potential to host a bat roost as no bats or signs of bats were found during the survey and it has no features potentially suitable for use by roosting bats. As such it is very unlikely that bats will be affected by the works, there is no need to undertake further surveys.

Planning balance/ conclusion:

The application site is located within the countryside and does not fall directly within the specified exceptions for development. However, when considering the two overarching aims of policy CP11, there would not be conflict with either, as discussed in the report. This is primarily owing to the limited street scene and lack of distinct character surrounding the site and so as such would still maintain the quality of the environment to a suitable degree. Whilst it would be a prominent change to the overall appearance of the dwelling, it is not a change that would result in a harmful alteration in the countryside.

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 subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials as specified
Date:	30 June 2025

Earliest date for decision:	13 June 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	30/06/25

PLANNING CONSTRAINTS/STATUS

Insert where relevant

- Bat Roost Habitat Suitability
- Countryside
- Green Great Crested Newt Consultation Zone
- Radon Affected Area
- Areas for Search for Sand and Gravel
- Mineral Safeguarding Area
- Flood Zone 2