

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242152
Site Address:	123 High Street, Wargrave, Wokingham, RG10 8DG
Expiry Date:	23 October 2024
Site Visit Date:	2 September 2024
Proposal: Householder application for the proposed erection of a single-storey detached outbuilding.	

PLANNING CONSTRAINTS/STATUS

Conservation Area
Local Authorities
Green Routes and Riverside Paths
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Green Belt
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
Green Routes and Riverside Paths Consultation Zone
Historic Flooding Points Consultation Zone
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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt
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 CC06 – Noise CC09 – Development and Flood Risk

	CC10 – Sustainable Drainage TB02 – Development adjoining the Green Belt TB06 – Development of Private Residential Gardens TB17 – Local Centres and Neighbourhood and Village Shops TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM10 - Flood Risk DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
220217	Householder application for the proposed erection of overhanging roof to existing conservatory to create a veranda.	Approved 29/03/2022
211007	Householder application for the proposed erection of side/rear extension with 2 no. rooflights following demolition of existing detached double garage and single storey extension; erection of a single storey side extension to form an enlarged conservatory, plus alterations to parking, access and landscaping.	Approved 29/04/2021
211573	Application for submission of details to comply with the following condition of planning consent 211007 dated 29.4.21. Condition 3. External materials Condition 4. Joinery details	Approved 08/06/2021
211415	Application for submission of details to comply with the following condition of planning consent 210299 dated 17/03/2021. Condition 4. Protection of trees.	Approved 18/05/2021

210299	Householder application for the proposed erection of an outdoor swimming pool to the rear of the existing dwelling	Approved 17/03/2021
202846	Householder application for the proposed erection of a single storey side/rear extension with 5 no. rooflights and changes to fenestration, following demolition of existing double garage. A single storey extension to the conservatory and repositioning of access gateway to the dwelling also to include extended patio to the rear.	Approved 14/01/2021

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to conditions (04/09/2024).
WBC Landscape and Trees – No objection, subject to conditions (18/09/2024).
WBC Built Heritage Officer – No objection (09/09/2024).

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No objection (18/09/2024).
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a large, detached period property located on High Street, Wargrave, part of the Wargrave Conservation Area. The site is located on the corner of the Braybrooke Road and High Street junction. To the south of Braybrooke Road is Metropolitan Green Belt. The southern end of High Street, Wargrave is a designated Greenway Route.

The host dwelling is a detached house with traditional features of the Edwardian period. Properties along High Street are mainly period properties that include a mix of design styles.

Proposal:

This application seeks approval for the erection of a single storey outbuilding that would have one roof light and would be constructed from vertical timber cladding.

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 the settlement boundary and in the countryside. Policy CP11 of the Core Strategy does not permit development outside of development limits, however exceptions to this include where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building.

Section 4 of the policy could be applied but only if tied to the main house as incidental development.

Character of the Area:

The proposed outbuilding would replace an existing large, timber shed and would measure approximately 6.75m in width, 4.4m in depth and 3.3m in height and would have a flat roof form with 1.no rooflight.

Core Strategy Policy CP11 aims to protect the separate identity of settlements and maintain the quality of environment outside settlement boundaries, generally by restricting development, except for residential extensions.

The criteria for assessing development proposals includes not resulting in inappropriate increases in the scale, form or footprint of the original building.

The main garden of the host dwelling is located to the side (north) of the property and fronts the main road. The proposed outbuilding would be located in the northwestern corner of the garden. The outbuilding would be sited approximately 2.7m from the front boundary which adjoins High Street. It is noted that there is no established character along High Street in terms of positioning of dwellings within plots or any patterns to gaps between buildings. However, vegetation cover and mature trees contribute significantly to the street scene.

The outbuilding would have a flat roof form with a rooflight and would have an overall height of approximately 3.3m. Applying the Borough Design Guide (BDG) guidance for side extensions, it states that 'the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. Although the height of the outbuilding would marginally exceed 3m, it would be positioned more than 2m from the northern and

western boundaries and is not of such an excessive size that it would adversely impact the open character of the garden. The outbuilding would be surrounded by mature hedging and trees which would be retained, and as such, it would have a limited visible impact upon the landscape or setting of the Conservation Area.

The Council's Built Heritage officer was consulted and raised no objection to the application and commented "*The application proposes a new pool house within the garden of 123 High Street, an early 20th century dwellinghouse located within the Wargrave Conservation Area.*"

The proposed pool house is related to, and subsequent from, the approved swimming pool under application 210299 as well as other previous single storey contemporary additions to the house. The proposed site for the building lies forward of the principal elevation and abuts the highway, although it should be noted the garden of the property lies predominantly to the side as opposed to the rear of the building. In terms of siting, there would be preference for structures to be set further back from the highway, as to minimise visibility from the public domain, however in this instance, the siting is logical from the position of the swimming pool. In addition, due to the flat roofed nature of the proposed building, there would be limited visibility from the street level. The proposed pool house is formed with a contemporary aesthetic as to match, or be similar to, approved single storey additions to the host. Whilst of limited architectural merit, given the extant, this approach is considered acceptable in this instance.

With this in mind, no objection is raised to the application from a heritage perspective. If minded to approve, no specific material conditions are suggested as the submitted drawings provide sufficient information from this regard".

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the single-storey nature of the outbuilding and the proposed location, the proposal does not warrant any concerns on these grounds.

Highway Access and Parking Provision:

The proposal does not impact the current parking arrangements and WBC Highways were not consulted.

Amenity Space:

The proposed outbuilding would sit adjacent to the existing swimming pool and the level of amenity space would remain.

Flooding and Drainage:

WBC Drainage raised no objection to the principle of development, however they have requested additional drainage details prior to the commencement of the development. The site is located within Flood Zone 1 and is at low risk from surface water flooding according to the EA mapping. Therefore, it is considered relevant to the development permitted to request further details when compared with the limited scale of the proposal, plus the site would retain sufficient permeable ground. Accordingly, the condition is not attached.

Landscape and Trees:

The application site is located within the Wargrave Conservation Area and partially within designated countryside. The Council's Trees and Landscape officer was consulted and noted that the outbuilding will be in the rooting area of trees subject to Conservation Area status, resulting in harm to the trees. An Arboricultural Impact Assessment was requested. The subsequent information provided by the agent including a previous Tree Protection Plan was submitted and reviewed by the Trees and Landscape officer. The information was acceptable, and the officer raised no objection to the proposal subject to conditions relating to the additional information received and a landscaping scheme along the front boundary prior to commencement of development. However, the landscaping condition is not considered reasonable or necessary to make the scheme acceptable given the location of the existing shed and the existence of already established hedging and trees along this boundary. Accordingly, this condition is not attached. It is noted that additional paving would be included, and no objection is raised on this aspect.

Conclusion:

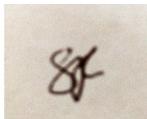
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	15 October 2024
Earliest date for decision:	23 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	17.10.24