

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242217
Site Address:	2 Kiln Ride, Finchampstead, Wokingham, RG40 3JL
Expiry Date:	29 October 2024
Site Visit Date:	17 September 2024
Proposal: Householder application for the proposed erection of a single storey side extension to form a garage.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Modest Development Location (Finchampstead North)
Tree Preservation Orders (TPO-1365-2010)

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 CP9 – Scale and Location of Development Proposals
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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
163136	Householder application for the proposed erection of a part single/ part two storey rear extension to dwelling.	Approved 11/01/2017
170464	Householder application for the proposed erection of a part single / part two storey rear extension to dwelling.	Approved 05/04/2017

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – Objection due to reasons. *Officer comments: This will be assessed within the main report.*

WBC Ecology Householder – No comments received

WBC Highways – No objections subject to conditons

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council object to this application on the grounds that it is overdevelopment of the site, and they have raised concerns that the tree protection measures proposed are not sufficient to prevent tree damage.
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application in objection and their comments are summarised below: • Over development of the site • The tree survey shows T1 to be on the wrong side of the boundary fence, it is actually in the bounds and thereby the responsibility of 2 Kiln Ride.

APPRAISAL

Site Description:

The site features a 1960s detached dwelling in Finchampstead. The immediate surrounding area is characterized with large, detached dwellings which are all of a similar style but range in materials, contributing to a diverse street scene. All surrounding dwellings benefit from large driveways and front lawns with various vegetation types creating an attractive and inviting streetscape.

The site is characterized by brickwork and hung tiles, with a pitched roof formation of plain tiles. The property benefits from a gravel driveway offering space for 2 vehicles, which is separated from the highway by a low brick wall and small hedges. The front of the property is also complemented by a lawn area adorned with various types of vegetation. The rear of the dwelling offers a large patio for socialising and garden area which is surrounded by heavy vegetation, including 2 TPO trees.

Proposal:

This application proposes the erection of a single storey side extension to create a garage. The proposal will measure approximately 7.6 meters in length, 4.7 meters in width and has an eaves height of 2.9 metres, with a maximum ridge height of 6.5 metres. The driveway would be extended with a ramp up to the garage being implemented to allow cars to get in and out more easily. The hedge along the front boundary is shown to remain.

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 dwelling is located in a residential area characterized by large, detached dwellings. All surrounding dwellings have a garage therefore the proposal is not out of character for the area. No. 6 Kiln Ride is an example of a side extension/ garage similar in nature to the proposed development.

The Wokingham Borough Design Guide (BDG) provides some guidance for garages which relate to size and scale. It states:

- Garages should not be sited in front gardens but should be to the side or rear of a dwelling.
- Garages should not project forward of the building line of a property.

The proposal is relatively modest in size subservient to the host dwelling, it does not project forward in front of the existing dwelling and will be to the side of the dwelling, aligning with the BDG guidance. In terms of street appearance, the extension will not be out of character for the area, therefore having minimal impact on the character of the area. Furthermore, the proposal is acceptable in relation to policy CP3 of the Core Strategy.

The extension of the existing driveway and ramp up to the garage would see a loss of some of the greenery to the front of the property. However, the existing low hedge is shown as remaining and the property opposite has hardstanding across their whole frontage. It is therefore not considered that extending the driveway would impact the character of the area.

Neighbouring Amenity:*Overlooking:*

The proposed extension will be to the right of the dwelling. The dwelling is located on the corner of the street with no neighbour on the right side, because of this there are no concerns of overlooking.

Loss of Light:

As the dwelling has no right-side neighbour and the extension is screened away from No 4, there are no concerns of loss of light to any neighbour.

Overbearing:

As the development is a single storey garage, and the neighbouring road (Finchampstead Road) is significantly screened away from the dwelling by large vegetation, there are no concerns of overbearing.

Residential Amenity Space:

The proposed extension is to the site of the property, and the main area of rear garden space will remain. It is therefore deemed that there will be an appropriate amount of garden space to facilitate the development. Additionally, it is not considered that this would be overdevelopment of the site.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application, and they have no objection to the proposal subject to a number of standard conditions. Their full comments are copied in below:

The proposal will erect a garage of dimensions 7.2m x 4.5m, resulting in an increase in 0.5 parking space. The applicant will seek consent for a new dropped crossing just before the double yellow lines on the junction of Wokingham Road to serve the proposed garage space, upon the planning permission is granted.

The Traffic Management (TM) team has been consulted. The recommended maximum width of a dropped kerb is 3.6m and they have no objection in principle for the proposed position of dropped crossing.

Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Landscape and Trees:

Policy CC03 of the MDD Local Plan, 'Green Infrastructure, Trees and Landscaping', states that development proposals should protect and retain existing trees, hedges and other landscape features. Policy TB21 of the MDD Local Plan, 'Landscape Character' requires consideration of the landscape character.

The application site sides on to a Green Route and there are also 3 Tree Preservation Order (TPO) trees (TPO-1365-2010) within close proximity of the application site. T1 is on public land and is registered on the Ancient Tree Inventory as a veteran, number 165182.

In landscape terms, the built form is subservient, and the external materials would be in keeping with the original house. The garage is obscured from the public realm on the Green Route, and therefore the garage would not harm the character of the area.

However, TPO and veteran tree T1 (T4 of the scheme) has not been afforded the space required for its demarcation. The root protection area has not been adjusted for the root impervious road, section 4.6.2 etc of the BS5837:2012 refers.

But, regardless, this is a veteran tree. A veteran tree is one which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. Veteran trees are considered to be an irreplaceable part of England's landscape and biological

heritage. They are of international importance as the UK is host to many more veteran trees than any other Northern European country. They are especially valuable for biodiversity as they can support a rich variety of wildlife, including lichens, mosses, invertebrates and small mammals. In view of this, the trees are afforded a special level of protection under the UK planning system e.g. section 186 c) of the NPPF which defines them as 'irreplaceable habitats'.

To accord with the Government Guidance of January 2022 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions', there must be a development exclusion zone known as 'the buffer zone'. The buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area. The Guidance states 'You should not approve development proposals.....within a buffer zone.'

The development proposal falls within a buffer zone of a TPO and veteran tree. The proposal is therefore not compatible with the tree constraint of the site. The proposal is therefore contrary to Core Strategy Policy CP1 and MDD Local Plan policies CC03 and TB21. This gives rise to a reason for refusal of this application.

Conclusion:

Whilst the proposal has no impact on the character of the area or neighbouring properties, the potential impact to the veteran tree, by virtue of the developments siting within the buffer zone, is a strong enough reason to warrant refusal of the application.

The proposal has failed to demonstrate that the development would not result in an adverse impact on TPO protected trees and veteran trees due to the siting within the buffer zone. This is contrary to Government Guidance 2022 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions', policy CP1 of the Core Strategy and policy CC03 of the MDD Local Plan.

Accordingly, the application is recommended for refusal.

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:	Refuse
Date:	25 October 2024
Earliest date for decision:	24 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	28/10/24