

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242724
Site Address:	2 Strathmore Drive, Charvil, Wokingham, RG10 9QT
Expiry Date:	23 December 2024
Site Visit Date:	7 November 2024
Proposal: Householder application for the proposed erection of an outbuilding and boundary wall.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Radon Affected Area
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CP4 – Infrastructure Requirements CP7 – Biodiversity 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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens
Joint Minerals	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

and Waste Plan (JMWP)	DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM14 - Ancillary development DM15 - Site History
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
180174	Householder application for the proposed erection of single storey side/front extension to form porch and first floor side extension to dwelling.	Approved 01/05/2018
162238	Householder application for the proposed erection of a first floor front extension over existing garage and single storey side/rear extension.	Refused 09/05/2017
160601	Householder application for the proposed erection a single storey front/side extension and 1st floor side extension over existing garage.	Refused 12/05/2016
080637	Proposed erection of two detached dwellings with garaging. Demolition of existing dwelling.	Approved 03/02/2009
080657	Proposed erection of 2 detached dwellings. Demolition of existing dwelling.	Refused 30/04/2008
980129	Proposed Erection Of 2 Five Bedroom Houses.	Refused 22/12/1998

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information (18/11/2024).
Highways Assets – Objection (18/11/2024).

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on Strathmore Drive, Charvil. The property is one of a pair of dwellings that were constructed in 2010

on the site of one original house. The site is located at the entrance of Strathmore Drive and is adjacent to a roundabout which serves vehicles on Old Bath Road and Park Lane. The unconventional position of the property within the plot results in the property frontage facing Old Bath Road with access to the property entering from the western side off Strathmore Drive.

The application site is set back from Old Bath Road and Strathmore Drive behind mature hedging and a driveway providing off-street parking. The once open amenity space that runs parallel to Old Bath Road has now been enclosed by established hedging. A strip of land along the south of the site is classified as adopted Highway land.

Proposal:

This application seeks approval for the removal of the existing garden wall and erection of a new wall that would extend from the side wall of the ground-floor extension to the southern boundary. Also proposed is a single storey outbuilding in the southeastern corner of the plot.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The proposed relocation of the garden fence would facilitate the erection of a single-storey, detached outbuilding in the southeastern corner of the plot. The outbuilding would have a pitched roof form and would measure approximately 5.1m in length and 6.15m in width. CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The main garden of the host dwelling is located to the east of the property and set back between 3.93m and 6.24m from Old Bath Road. The relocated garden fence would incorporate land which is currently outside of the rear garden boundary. The proposed outbuilding would be located in the southeastern corner of the plot. It is noted that there is no established character along Old Bath Road in terms of positioning of dwellings within plots or any pattern of gaps between buildings. Most properties along the northern side of Old Bath Road are set at an angle to the road and as such, a staggered building line has been established. Therefore, the additional built form closer to Old Bath Road would be less visually intrusive to the street scene. In addition, the built form of no.1 and Green Acres on Park Lane are positioned much closer to Old Bath Road than other properties within the immediate vicinity. This is due to the side on positioning

of the properties which are directly opposite the application site. Therefore, the erection of the outbuilding would not be out of keeping with other built form located along Old Bath Road and would have a limited detrimental impact on the character of the host dwelling or local area.

The outbuilding would be constructed from timber, would have an overall height of approximately 3.76m and would be set in from the southern boundary by approximately 1.9m and between 1.5m and 2.63m from the eastern site boundary. The outbuilding 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 which would be retained, and as such, it would have a limited visible impact upon the character of the street scene. Furthermore, the timber cladding would be sympathetic to the garden location and would create a natural finish which would be in-keeping with the garden setting.

The proposed wall would be constructed from brick and timber fencing. It would measure approximately 1.8m in height and would incorporate a timber gate to provide access to the front of the site. The design of the wall is similar to the existing wall that would be removed as part of the development. The wall would be positioned behind the existing established hedging that exists along the front boundary of the site. As such, there would be limited views of the wall from the public realm and no adverse impact generated to the character of the host dwelling or local area.

Neighbouring Amenity:

Loss of Light and Overbearing:

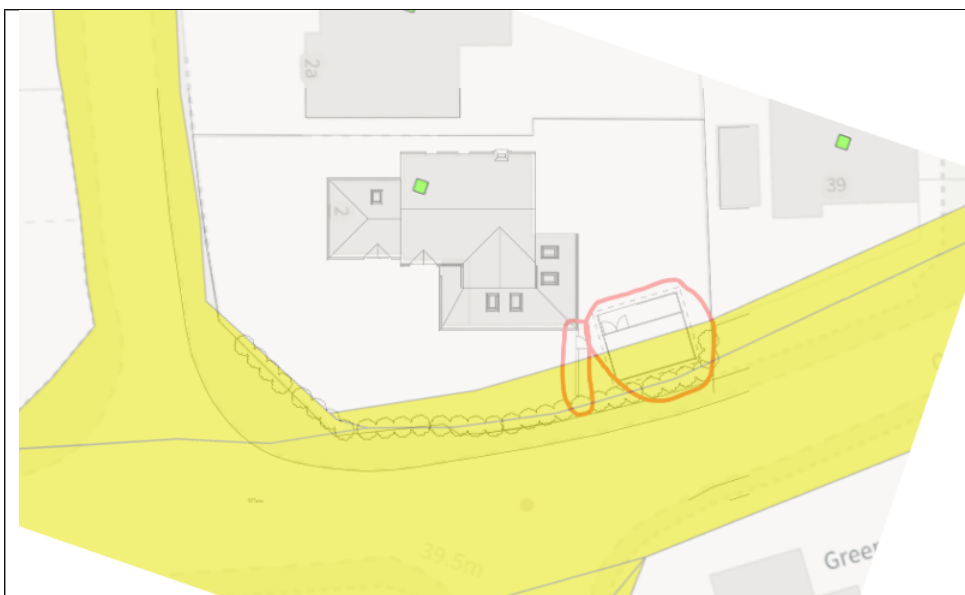
The outbuilding would be located more than 9m from the flank wall of no.39 Old Bath Road and set behind the existing mature hedging along the southern section of the shared boundary. Therefore, due to the single-storey nature of the outbuilding, significant separation distances and existing natural screening, there would be limited opportunity for any detrimental overshadowing or overbearing impacts to be generated by the proposal.

Overlooking:

There is one set of doors proposed in the front elevation of the outbuilding and one window proposed in the western side elevation. These would be at ground level and face directly into the host dwelling's garden. The proposed fenestration would be more than 16m from the northern site boundary and approximately 14m from the flank wall of no.39 Old Bath Road. Therefore, due to the single-storey nature of the outbuilding and significant separation distances, there are no overlooking impacts that would be generated to neighbouring residential amenity.

Highway Access and Parking Provision:

The southern side of the site which runs parallel with Old Bath Road, is classified as Public Highway land. The strip of land measures approximately 3.4m in depth and spans the width of the southern site boundary.



The Council's Highway officer was consulted and raised no technical objection to the proposal. They did, however, request further information relating to the requirement for separate Highways Assets permission to be granted before any works could commence.

Highways Assets were also consulted and raised objection to the proposal. This is due to a section of the proposed wall and outbuilding encroaching on to Public Highway land.

Therefore, a condition to request the additional Highways Assets permission will be necessary with any grant of approval.

Landscape and Trees:

There are no protected trees on site and no trees or hedges will be removed to facilitate the development.

Conclusion:

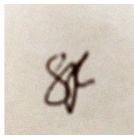
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Yes
Recommendation:	Approve
Date:	6 December 2024
Earliest date for decision:	18 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	12.12.24