

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242978
Site Address:	2 Grove Cottages, Sandford Lane, Hurst, Reading, RG10 0SX
Expiry Date:	9 February 2025
Site Visit Date:	19 December 2024
Proposal: Housholder application for the erection of ground and first floor side extension and a new porch with associated internal and external alteration including changes to fenestration and addition of roof lights.	

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
Nuclear Consultation Zone
Public Open Space
Tree Preservation Orders
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Great Crested Newt Consultation Zone Householder
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Local Plan Update Submitted Sites
Flood Zones 2 and 3
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 CP4 – Infrastructure Requirements CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM5 - Protection of the Countryside DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document A Design for Hurst

PLANNING HISTORY

Application No.	Description	Decision & Date
980149	Proposed Front And Rear Single Storey Extensions To Dwelling.	Approved 14/09/1998
960495	Proposed Two Additional Dormers in North And South First Floor Elevations.	Approved 02/12/1996
961453	Proposed Two Storey Front And Side Extensions To Dwelling.	Approved 01/05/1996
971876	Proposed Single Storey Front And Rear Extensions To Dwelling And Formation Of Rooms in Roof Space.	Approved 19/03/1997
960892	Proposed Erection Of Detached Garage And Altered Access.	Approved 25/10/1996
031827	Proposed erection of detached garage.	Refused 10/10/2003

CONSULTATION RESPONSES

Internal

WBC Drainage – Request further information.
WBC Highways – No objection.
WBC Landscape and Trees – No objection, subject to conditions.

WBC Ecology Newts – No objection.
WBC Ecology – No objection

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached dwelling on Sandford Lane, Hurst located in designated Countryside. There is one protected Scots Pine in the northwestern front corner of the site.

To the east of the site is Grove Pond Cottage and to the west is the large front garden of Little Sandford which is set back more than 28m from the host dwelling. To the rear of the site is Dinton Pastures Country Park.

The host dwelling is located on the southern side of Sandford Lane towards the eastern end of the road. Sandford Lane is lined by Sandford and Lavell's Lakes in the central section. The eastern end of the road comprises a small group of detached properties set within large plots. The verdant landscape of the road is bound with extensive hedging, trees and open countryside.

The mid twentieth century cottage has been altered and extended over the past decades and comprises a chalet style bungalow that is set back from the road behind a rendered wall and gravel driveway with off-street parking.

Proposal:

This application seeks approval for the erection of a two-storey front/side extension with a dual pitch roof, dormer window and roof light. The extension would measure approximately 4.01m in width and 7.38m in length. Also proposed is a relocated entrance and pitched roof porch in the front elevation. Changes to fenestration are also proposed which include a replacement rear dormer and two additional rooflights in the rear elevation.

Proposed materials include brick and tiles to match existing.

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: 'Residential extensions or replacement dwellings where it does not result in inappropriate increases in scale, form or footprint or would bring about environmental improvement'. The other parts of the policy are not relevant.

Character of the Area:

The application site is located on Sandford Lane which is in designated Countryside. It is characterised by its rural and open nature. There is no prevailing character to dwellings along the road, properties vary in age, form and design. The eastern end of the road comprises a range of uses including residential dwellings, Hurst Grove commercial units and Dinton Pastures Activity Centre.

R23 of the Borough Design Guide (BDG) states that residential extensions and alterations should be designed to contribute positively towards the underlying character and quality of the local area. The proposed two-storey front/side extension would be set back from the road by approximately 13m, and whilst there would be views of the extension from Sandford Lane, the established Scots Pine located close to the front boundary of the site and mature trees along the shared boundary with Little Sandford, would provide natural screening when traversing along the road from the west. The existing detached double garage located along the front boundary of the plot would also provide some screening when traversing along the road from the east.

CP11 does not permit development that results in inappropriate increases in scale, form or footprint. The extension would increase the overall built form visible from the street scene but is sensitively positioned and would infill space between the existing kitchen and lounge. The extension would not extend beyond any of the existing building lines of the host dwelling and would not encroach into the countryside. RD5 of the BDG states that new development in rural areas should respond to the typical forms of buildings in the locality, this includes roof forms and slopes. The design of the extension would replicate the existing front dormer which would maintain a similar design and character to the existing property. The extension would be constructed from the same materials as the main house. This would help unify the extension with the host dwelling to create a seamless frontage to the property. For these reasons, it is considered that this addition to the streetscape would not appear obtrusive and would not adversely impact the character of the host dwelling or local area.

The two-storey extension would have a hipped roof form which would join the existing crown roof which would be extended. The proposed changes to the roof would respond sympathetically to neighbouring properties and would not encroach the established roofline. The BDG recommends that 'The eaves and/or ridge heights of a property should not be raised in height unless buildings in the local context are significantly taller'. Overall, the changes to the roof would relate well to the style of the host dwelling and would not appear as overly dominant within the street scene.

RD3 in the BDG states that for rural and settlement edge sites, development should maintain gaps in the settlement pattern which separate different groups of dwellings, and should retain characteristic soft vegetation, for instance soft verges, hedgerows and trees. It is recognised that the roof height of the extension would be higher than the existing roof height on the western side. However, the development would not

encroach the existing building lines of the property and would maintain the existing building gaps between neighbours. This retains views from the public realm through to the green backdrop of the rear garden and Dinton Pastures beyond. The submitted Arboricultural Implications Report confirms that no trees or hedges would be removed to facilitate the development. Therefore, the existing green infrastructure would be maintained and would continue to contribute to the landscape character of the site.

The proposal also includes a relocated front entrance with porch. Page 57 of the BDG states that 'Porches (ie not fully enclosed extensions) should generally project less than 2m forward of the building line'. The proposed porch would measure approximately 1.47m in depth and 2.89m in width with a pitched roof form. The design of the porch would be in-keeping with the traditional style of the main house and would not cause any detrimental impact to the character of the host dwelling or local area.

Neighbouring Amenity:

Loss of Light & Overbearing:

Due to the position of the extensions and significant separation distance between the host dwelling and Little Sandford, there are no detrimental overshadowing or overbearing impacts that would be generated by the proposal.

Overlooking:

There is one dormer, and one casement window proposed in the front elevation which would be approximately 7.3m closer to the road than the existing windows. As these would be road facing with no neighbouring properties opposite, there would be no loss of privacy generated to neighbouring residential amenity.

Two additional rooflights are proposed to serve the rear master bedroom. Little Sandford would be approximately 30m from the proposed rooflights which accords with BDG guidance which recommends a minimum separation distance of 10m from back to front elevations. In addition, the proposed fenestration at first-floor level would be similar to the views as existing and would not result in detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

Also proposed is one rooflight to serve the landing and one first-floor window in the eastern flank elevation to serve an en-suite bathroom. As these serve non-habitable rooms and positioned more than 40m from neighbouring Little Sandford, no detrimental overlooking impacts would be generated.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms and the Council's Highways officer was consulted. They raised no objection to the proposal and commented "*The proposal will increase the numbers of habitable rooms from 8 to 10. The existing access, garage and driveway parking areas are maintained.*"

According to the WBC Car Parking Standards, the development of such scale in Village location will require three driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway will have ample spaces for more than four parking spaces by utilising the existing dropped crossing, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is considered acceptable”.

Flooding and Drainage:

The application site is in Flood Zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. The Council's Drainage officer was consulted and requested further information in the form of a surface water drainage strategy to support the proposal. Whilst this was duly noted, the information was not requested due to the remaining permeable land on site, and the scale of the development. Furthermore, the increase in hard standing would be minor once the existing paving slabs are removed to allow for the development.

Landscape and Trees:

The site is located in designated Countryside and includes one protected Scots Pine to the front of the main house. The Council's Trees and Landscape officer was consulted and raised no objection, subject to a condition. They commented:

“The site is within Countryside. Tree Preservation Order (TPO) 824/1996, T1, a Scots pine grows adjacent to front west boundary. This property and neighbouring built forms have been altered over time. The green back drop of mainly third-party trees is a feature of the site as viewed from Sandford Lane public highway.

The arb submissions erroneously do not include an amended root protection area (RPA) for tree 1 (TPO Scots pine) and tree 2 for the root impermeable surface of the Sandford Lane road. I suspect the amended RPA would not move into the proposed built area, but it is important to note that they are not correct, in case of amendments to the scheme and future plans.

As it stands, the tree aspects of the scheme have been accommodated. If the authority is inclined to approve the application, I have suggested a condition to ensure that the mitigation is followed”.

Subsequently, a condition relating to the protection of trees has been agreed by the planning agent and will be applied with any grant of approval.

Ecology:

The application site is in an area suitable for bat roosts. A bat survey was submitted as part of the application. Following assessment of the building, the ecologist concluded that the property provides negligible bat roosting potential.

The application site is also located in an area that provides suitable habitat for Great Crested Newts. The Ecology officer raised no objection and is satisfied that the proposal is unlikely to cause an impact on the protected species. However, they have recommended an informative relating to what to do if great crested newts are found at any stage of the development works.

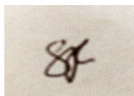
Conclusion:

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:	27 January 2025
Earliest date for decision:	9 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	5.2.25