

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241886
Site Address:	Honey Hill Cottage, Honey Hill, Crowthorne, Wokingham, RG40 3BE
Expiry Date:	11 October 2024
Site Visit Date:	29 August 2024
Proposal: Householder application for the proposed erection of an outbuilding to create an annexe.	

PLANNING CONSTRAINTS/STATUS

Countryside

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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
142661	Proposed erection of two detached dwellings with garages, following removal of existing dwellings, outbuildings, commercial storage and clay pigeon shoot.	Approved: September 2014

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition
WBC Highways – No objection subject to a condition
WBC CIL – CIL liable development

External

None

REPRESENTATIONS	
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Wokingham Without Parish Council	No objection, subject to the outbuilding remaining ancillary to the main dwelling.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: Honey Hill Cottage is a detached dwelling accessed from a private drive off Honey Hill. The site is bordered by existing woodland to the west and south and by 'The Cottage' to the north.

This application seeks permission for the erection of an annexe outbuilding, to be used as ancillary accommodation to the host dwelling.

It should be noted at this stage that amended plans have been received which comprise the reduction in the scale of the outbuilding, following concerns raised by the LPA that the size and use of the development was too large to be considered ancillary to the host dwelling.

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- it does not result in inappropriate increases in the scale, form or footprint of the original building.

There would be no excessive encroachment into the countryside resulting from the development, with the proposed works being contained within the footprint of the existing development associated with Honey Hill Cottage and The Cottage. Whilst the scale of the outbuilding would be notable, it is acknowledged that this is reflective of its use as ancillary accommodation to the property, and within the context of the site, it is considered to be acceptable. The additional bulk from the proposed development will not harm the countryside and the proposal is therefore considered to comply with Policy CP11 in this respect.

Annexe Accommodation: The outbuilding would create full time living accommodation for the applicants mother, to support the needs of the family that occupy the dwelling. This is not a common form of development within the surrounding areas, however, CP2 of the Core Strategy states that planning permission will be granted for proposals that address the requirements of:

‘Children, young people and families, including the co-ordination of services to meet their needs.’

In accordance with the purpose of CP2, the intention to create full time living accommodation, through the erection of the outbuilding, is acceptable in this site-specific circumstance. A condition has been recommended to ensure the annexe remains ancillary to the host dwelling.

Character of the Area: In assessing the impact of the development on the wider character of the area, it should first be noted that whilst the site is set back from the adjacent highway and not readily visible, there is a public right of way that runs adjacent to the two dwellings in this vicinity and therefore has a notable presence within the setting of the footpath.

Notwithstanding the above, the structure would be a subservient addition to the site, with emphasis on the amended plans, which have reduced the scale of the development to a relatively modest outbuilding. Consideration is also given to the fact that the outbuilding reflects the design of the host dwelling, helping integrate the structure into the setting of the site. Overall, the outbuilding would not harm the character of the wider area and is compliant with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: There are no overlooking concerns associated with this proposal.

Loss of Light: The outbuilding would be sufficiently distant from the ‘The Cottage’, and therefore would not directly impact upon any habitable rooms of the neighbouring dwelling. Due to the size of the proposed structure, it would likely result in a degree of light loss to a small section of the adjacent amenity land, however, this would not be detrimental to the living conditions of the neighbouring occupants, owing to the significant size of the private amenity area.

Overbearing: The distance between the proposed outbuilding and the neighbouring dwelling would offset any potential overbearing impact.

Highway Access and Parking Provision: There is sufficient parking on site for both the exiting dwelling and the proposed development. There are no changes to the exiting access from Honey Hill proposed.

In line with the above, WBC Highways have no objection to the application but recommend a condition is included to ensure the outbuilding remains ancillary to the existing dwelling.

Flooding and Drainage: The development is proposed in Flood Zone 1. The Drainage Officer recommends a condition that no development shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LPA. The Local Planning Authority, however, consider this condition to be too onerous when compared with the scale of the development, plus the fact the site would retain a more than sufficient amount of permeable land to the east. As such, the condition is unnecessary.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

Community Infrastructure Levy (CIL): This development will be liable for CIL as it creates a new residential annexe.

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:	4 October 2024
Earliest date for decision:	26 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	4 October 2024