

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242392
Site Address:	Wick Hill Lodge, Wick Hill Lane, Finchampstead, Wokingham, RG40 3SS
Expiry Date:	13 November 2024
Site Visit Date:	9 December 2023
Proposal: Householder application for the proposed demolition of existing outbuildings and erection of pool house and outbuilding, plus replacement of existing swimming pool.	

PLANNING CONSTRAINTS/STATUS

Countryside

Archaeological Sites

Scale and Location of Development Proposals

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development 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 CC06 – Noise CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB25 – Archaeology
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
241848	Application for submission of details to comply with the following conditions of planning consent	Approved: September 2024

	232160 dated 09/11/2023. Condition 5 relates to retention of trees and shrubs, condition 6 to protection of trees and condition 7 to a programme of archaeological work.	
232160	Householder application for the proposed erection of a new natural pool, pool house and storage shed, following demolition of existing swimming pool, garden sheds and plant room.	Approved: November 2023

CONSULTATION RESPONSES

Internal

WBC Drainage – No comments

WBC Landscape and Trees – No objection subject to conditions

WBC CIL – Non liable development

External

Berkshire Archaeology – No objection subject to a condition

REPRESENTATIONS

Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is located outside of any settlement area, in an area designated as countryside. The expansive site area is occupied by a large, detached, two storey property, along with a number of associated buildings and a paddock. The existing plot is enclosed by an array of mature trees and hedging, making the plot feel private from adjoining sites.

This application seeks permission for the erection of a pool house, to facilitate the proposed installation of a swimming pool, plus the erection of an outbuilding to the rear of the site for storage purposes.

This application follows permission 232160, which comprised a development of a similar nature. The most notable difference between the previously approved scheme and the current one is the design of the pool house. The buildings are in the same location as the previously approved permission therefore only one permission could be implemented.

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.

The proposal is subservient to the main dwelling and existing development and would not lead to an excessive encroachment or expansion of development away from existing areas of built form to the rear of the application site. The additional bulk from the proposed development is of a higher quality than the existing outbuildings/sheds that are to be removed from the site, thus improving the appearance of the site in this verdant setting. Furthermore, although the proposed buildings are larger than those to be removed, the scheme would reduce the current widespread form of development in the rear garden and consolidate the built form into smaller locations.

For the reasons above, the development would not adversely impact the rural visual amenity of the countryside it is situated in, nor have a detrimental impact upon its open nature. As such, compliance with policy CP11 of the Core Strategy is achieved.

Character of the Area: The proposed pool house retains approximately the same internal and external layout as that previously approved, however, it has a more contemporary appearance, with timber cladding, large expanses of fenestration, and a green sedum flat roof. The style of the pool house would be a stark contrast to the architecture of the host dwelling, however, it would remain a subservient addition to the site, owing to its relatively modest height and distance from the property. Overall, its use of materials and carefully considered design would result in a seamless integration within the verdant, countryside setting.

The replacement of the existing pool for a new natural pool is more representative of renovation as opposed to new development. The creation of the pool would not significantly impact how the site is perceived within the wider landscape.

It is noted that the storage shed would be particularly large relative to its incidental/domestic use, however, it would replace several other existing sheds/outbuildings to the rear of the site and would therefore create a more coherent and neater form of development.

Overall, the proposal would have an acceptable impact on the character of the area and the appearance of the site. As such, it would comply with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The application property sits on an extensive plot of land, and as a result, the development is sufficiently distanced from any nearby properties, thus preventing any overlooking, overbearing or loss of light impact occurring.

Landscape and Trees: The proposed scheme appears to comply with the relevant Trees & Landscape Policies within the Development Plan. Tree protection can be accommodated through compliance with the submitted Arboricultural Method Statement, as previously deemed acceptable by the LPA through application 241848.

A further condition has been included which relates to the retention of vegetation.

Archaeology: The application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. A project specification for an archaeological watching brief has been submitted in support of this application, which was previously deemed acceptable to discharge the relevant archaeology condition imposed on the previous permission (refer to applications 232160 & 241848). On this basis, a condition securing the development to be undertaken in accordance with the submitted watching brief is would appropriately protect any archaeological remains and prevent any concerns in this respect.

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

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:	11 November 2024
Earliest date for decision:	17 October 2024

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	11 November 2024