Public Document Pack

WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held David Hicks 1 - Civic Offices, Shute End, Wokingham RG40 1BN on **WEDNESDAY 11 FEBRUARY 2026** AT **7.00 PM**



Susan Parsonage
Chief Executive
Published on 3 February 2026

Note: Members of the public are welcome to attend the meeting or participate in the meeting virtually, in accordance with the Council's Constitution. If you wish to participate either in person or virtually via Microsoft Teams please contact Democratic Services: Democratic.services@wokingham.gov.uk

The meeting can also be watched live using the following link: https://youtube.com/live/wUioq_-2QVE?feature=share

This meeting will be filmed for inclusion on the Council's website.
Please note that other people may film, record or blog from this meeting. The use of these images or recordings is not under the Council's control.

Our Mission:

We work with and for our communities to ensure everyone has the opportunity to thrive; being able to start well, live well and age well in Wokingham Borough.

FAIR – residents have equitable access to opportunities, services and support.

- Residents report feeling empowered to support and develop their communities and an increased sense of belonging, because of our work to reduce inequalities and promote inclusion.
- Residents are supported to improve their circumstances, including support with debt, employment and job opportunities.
- Residents have access to a range of education, skills and opportunities to live a healthy life.
- People with the greatest need are helped to live in a place they call home

GREEN – **the surroundings are clean, sustainable and have plenty of green spaces for all to enjoy, and we all contribute towards reducing our carbon footprint.**

- We will enable people to share the benefits of improved biodiversity and safe, accessible green spaces.
- Residents can enjoy clean and well-maintained streets and other public areas which in turn continues to foster a sense of pride in our local areas.
- Continue to deliver the Climate Emergency Action Plan (CEAP) with the goal of seeing communities with lowered emissions from transport, homes and businesses and improved recycling.
- Continue to focus on improved energy efficiency which residents can benefit from in their homes, making them warmer and healthier to live in and reducing bills.

SAFE – **people who live, work in or visit our borough feel safe and secure.**

- We are focused on protecting residents from abuse, exploitation, and neglect.
- People feel safe in their community, including those who have experienced anti-social behaviour, discrimination, or hate crime.
- We have supportive communities and partnerships, where helping early is everyone's business.
- Housing, neighbourhoods and public areas are designed, built and maintained with people's safety at the forefront.

CONNECTED – we have strong communities enabled by accessible travel, a resilient economy, opportunities for people to connect with one another and digital services which bring people together.

- We will achieve better outcomes for residents because we work with partners and residents to shape and improve services together, including through the use of new technologies.
- We will work to give people the opportunity to live in communities where we feel we belong and have strong social connections.
- We will help all our town centres businesses and neighbourhoods in the borough to thrive.
- We ensure people can get to where they need to through good transport links, including an effective road network, and public and active travel options.

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Martijn Andrea (Chair)	Carol Jewell (Vice-Chair)	Sam Akhtar
Catherine Glover	Moses Iyengunmwena	Stuart Munro
Caroline Smith	Mike Smith	Wayne Smith

ITEM NO.	WARD	SUBJECT	PAGE NO.
41.		**APOLOGIES** To receive any apologies for absence.	
42.		**MINUTES OF PREVIOUS MEETING** To confirm the Minutes of the Meeting held on 10 December 2025.	**5 - 10**
43.		**DECLARATION OF INTEREST** To receive any declaration of interest	
44.		**APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS** To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
45.	Finchampstead	**251359 - 145 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 4HY**	**11 - 36**
46.	Evendons	**250869 - INDIGO HOUSE, MULBERRY BUSINESS PARK, FISHPONDS ROAD, WOKINGHAM**	**37 - 78**

Any other items which the Chairman decides are urgent
A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

GLOSSARY OF TERMS
The following abbreviations were used in the above Index and in reports.

C/A	Conditional Approval (grant planning permission)
CIL	Community Infrastructure Levy
R	Refuse (planning permission)
LB	(application for) Listed Building Consent
S106	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
F	(application for) Full Planning Permission
MU	Members' Update circulated at the meeting
RM	Reserved Matters not approved when Outline Permission previously granted

VAR	Variation of a condition/conditions attached to a previous approval
PS Category	Performance Statistic Code for the Planning Application

CONTACT OFFICER

Kara Gristwood	Democratic & Electoral Services Specialist
Tel	
Email	democratic.services@wokingham.gov.uk
Postal Address	Civic Offices, Shute End, Wokingham, RG40 1BN

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 10 DECEMBER 2025 FROM 7.00 PM TO 9.10 PM

Committee Members Present

Councillors Martijn Andrea (Chair), Sam Akhtar, Catherine Glover, Moses Iyengunmwena, Stuart Munro, Caroline Smith, Mike Smith and Wayne Smith

Councillors Present

Councillor Katrin Harding (Thames ward member)

Officers Present

Brian Conlon, Operational Development Manager; Craig Hallett, Principal Planning Lawyer, Ben Amey, Highways Development Management Officer; Kara Gristwood, Democratic and Electoral Services Officer

Case Officers Present

Benjamin Hindle

35. APOLOGIES

An apology for absence was submitted from Carol Jewell.

36. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 10 November 2025 were confirmed as a correct record and signed by the Chair.

37. DECLARATION OF INTEREST

There were no declarations of interest.

38. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

APPLICATION NUMBER 250148 (item 40) – Land adjoining Liberty House, Strand Way, Lower Earley, RG6 4EA was withdrawn prior to the meeting.

39. 243125 - THAMESFIELD RETIREMENT VILLAGE, REMENHAM, RG9 2LX

Proposal: Full application for proposed part demolition of existing building and replacement with a three-storey extension to provide extra-care units, with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement.

Applicant: Retirement Villages Development Limited

The Committee considered a report on this application, set out in agenda pages 9-156

[The meeting adjourned between 19:12 and 19:21 to allow members time to read the update report]

The Chair used their discretion as Remenham Parish Council were unable to attend in person or virtually to read out a statement by the Parish Council objecting to the item. The statement raised concerns over the impact of the development on the conservation area and host building which had also been flagged by the Henley Society, Historic England, and the Council's Built Heritage Officer, and conflicted with heritage policies and the National Planning Policy Framework (NPPF).

Andy Meader, speaking on behalf of residents of the ward, spoke in opposition to the application. He relayed concerns over the size, bulk and dominance of the proposed development, which would significantly affect the privacy of residents of Remenham Row. It was believed that Thamesfield residents would also be significantly harmed, as an enclosed walkway would be removed, giving them less accessibility to communal facilities; nine windows would receive 40% less than the recommended amount of light, and separation between buildings was half the 15 metres recommended in the relevant standards. Relevant planning regulations for refusal included CP3, CP11, TB24, and the Council's design guide in the NPPF.

Cllr Katrin Harding, Thames ward councillor, spoke in opposition to the application and also raised concerns over the inappropriate size and design of the development, which would cause unjustifiable harm to the area, especially for residents of Remenham Row and the conservation area, and was out of keeping with the protected characteristics of the area. She also noted that recommendations for more trees to soften the view of the building as put forward by the council's trees and landscapes officers had not been incorporated to minimise the scale and form of the building.

Jane Harrison, agent and associate director of Retirement Villages Group (RVG), spoke in support of the application. She noted that retirement communities enabled people to retain independence whilst keeping access to the care they need and avoiding loneliness and isolation. Retirement communities also made good use of housing stock, and allowed more efficient use of the land. The developers were aware of the needs of concerns over the development's impact on the green belt, and had sought to minimise its impact by amassing buildings together, and minimising balconies to avoid overlooking.

Whilst Cllr Wayne Smith raised concerns over the committee's access to the information referenced in the statement submitted by Remenham Parish Council, officers confirmed that all such information was on the planning portal which members had access to. This information had fed into the officer's report, and was referenced in paragraphs 5.1, 5.2 and 5.8.

Discussion moved to the height of the building and its impact on the amount of daylight residents of Remenham Row would have access to. Officers confirmed that the placement of the building, and the direction of the sun meant that residents' access to daylight would not be impacted by the building.

Cllr Sam Akhtar raised concerns over heritage harm, as the report stated the development would cause moderate to less than substantial harm to the Remenham Henley Bridge conservation area and to the Thamesfield non-designated heritage asset. He noted that the scheme was contrary to policy TB24 as it did not conserve or enhance heritage assets.

It was noted that the NPPF required the Committee to weigh potential harm against potential public benefits, and he believed that the potential public benefits did not outweigh the potential harm.

It was noted that the development provided several benefits to residents such as a lounge and a courtyard, and sustainability benefits which would allow for long term sustainability of the site. Whilst it was acknowledged that the development had a level of harm, officers believed the public benefit to outweigh this. Members were reminded that if they believed the harm to outweigh the benefits, they needed to be clear on what that harm was, the level of harm and where they disagreed with officers on the public benefits and weight to be attributed to those

Cllr Wayne Smith noted that Historic England and the Council's Heritage Officer had raised concerns over the location, as it appeared to be dominant to Remenham Row, unneighbourly and not in the public interest. Whilst similarities to an approved development in Ruscombe were noted, it was also noted that the development in Ruscombe did not have neighbours to its south side, and so its potentially dominant impact was reduced.

Cllr Sam Akhtar raised concerns over the impact of the development on the green belt, and harm to openness as the proposal would increase the height, mass and volume on a sensitive riverside site and harm views of the riverside which would conflict with strategy CP12. Whilst these concerns were noted, officers reminded members that they should put the proposal in the context of built form, as there were other large buildings in the area, and assess the level of harm in relation to that.

Cllr Wayne Smith noted that the 13 units offered by the development as a public benefit were not enough to outweigh the harm caused by its dominance to the residents of Remenham Row as 870 were required under the Council's local plan.

Officers noted that acceptance of the development's contribution to the housing land supply was the result of a consistent policy undertaken by the Council as the area faced an urgent need for older people's accommodation. The built form was also the size it was to ensure residents were not put at risk from flooding which was part of the council's sustainability policies. Officers made clear to Cllr Smith that these were not the only benefits.

Whilst the development's sustainability measures under the BREEAM (Building Research Establishment Environmental Assessment Method), including heat pumps and natural cooling, were noted, Cllr Mike Smith felt that this did not make up for the development's dominance and the harm caused to neighbours.

Cllr Sam Akhtar proposed a refusal of the planning application on both greenbelt and heritage grounds, clarifying this was in reference to both designated and non-designated heritage assets.

Members were provided legal advice on the adequacy of reasons required to overturn an officer recommendation. It was stated that clear, planning reasons needed to be given so that it was understood why the application was refused.

Whilst the debate was currently focused on the heritage harm to the conservation area under paragraph 215 of the NPPF, the weight of this needed to be balanced against the public benefit, with it being stated clearly the weight the committee was applying to both.

Officers advised the committee that the two matters raised by Cllr Sam Akhtar related to openness of the green belt, and harm to the heritage assets which could include harm to the conservation area(s), or harm to the non-designated heritage assets, including Thamesfield. The Committee had not, at this stage, identified harm to Thamesfield, as discussion had focused on the amenity, mass, scale, bulk and impact of the development on the immediate area which broke down into character and appearance, nor had identified harm to the openness of the green belt. A separate amenity argument had been identified which focused on the impact of the development on Remenham Row and included factors such as daylight, sunrise and sunset, windows and orientation.

Cllr Sam Akhtar confirmed that he believed there to be moderate less than substantial harm to the built environment side of the heritage area rather than the conservation area. He confirmed this was in relation to the height of the original building, including the 1800s extension. The legal officer reminded councillors that there was no tilted balance when weighing up the public benefit and harm to heritage assets under NPPF paragraph 215.

The committee was reminded that the Built Heritage officer had considered there to be limited less than substantial harm to the Henley bridge conservation area, and moderate harm to the Remenham bridge conservation area. They were also reminded to refer to the updated report in the supplementary agenda which further outlined the full list of public benefits in paragraphs 2.15, 17.8 and 17.9 when making their decision.

Cllr Wayne Smith noted that paragraph 17.9 noted a ‘strong contribution’ to the housing stock, and did not consider 13 units to be a ‘strong’ contribution when 870 units were needed. Officers noted that paragraph 73 of the NPPF which referenced ‘small and medium sites’ could make an important contribution to the area, and relieve pressure through windfall development.

Cllr Sam Akhtar asked for officers’ advice on how to state the reasons for refusal clearly so that they covered bulk, scale, mass, unneighbourly and heritage. Officers summarised the reasons and asked for clarity regarding the bulk, scale, and height being in relation to the proximity of the development to the dwellings of Remenham Road. Cllr Sam Akhtar stated this to be the case, and officers confirmed that this was a residential amenity reason for refusal. It was also confirmed that the perceived loss of privacy was a factor in the committee’s proposed reasons for refusal alongside the impact on heritage, which was a separate heritage reason for refusal. This meant that members believed the harm of the development’s impact on Remenham conservation area outweighed the public benefit which provided a clear reason for refusal. This meant that the tilted balance was not engaged as footnote 7 of paragraph 11 of the NPPF did not allow that if there was a clear reason for refusal.

The public benefits considered by members were the development’s contribution to the council’s housing land supply and the limited benefit members believed the development to bring. It was noted that members had not debated the other public benefits outlined in the report, which members were required to do before the reason for refusal was confirmed.

The Chair noted the public benefits of the scheme, noting that it made a modest contribution to the housing supply, made use of developed land, and met the need for specialist older person's accommodation which was given substantial weight in Ruscombe.

Officers summarised their understanding of Cllr Sam Akhtar's proposed two reasons for refusal, and advised members if they were minded to refuse the application they should also include a reason for refusal that the scheme wouldn't be providing the necessary planning obligations as set out in the recommendation. The first reason being harm to the conservation area due to scale, height, bulk and massing, which would be failure to preserve the Remenham Bridge and Henley on Thames conservation areas Members had agreed the development would lead to limited to moderate to these designated assets, but less than substantial harm as outlined in the officer's report. Following the test under paragraph 215 of the NPPF, the identified harm did not outweigh the public benefit of the proposal. The plan also conflicted with core strategies and MDD.

The second reason for refusal was the proposal's bulk, scale, height and proximity to neighbouring properties at Remenham Row, and a perceived loss of privacy, because of the Juliet balconies on the first floor apartments, which overlooked Remenham Row, contrary to the Council's Local Plan and Borough Design Guide, alongside unneighbourly and overbearing impact which would result in an unacceptable impact, that would materially harm living conditions of residents. This was contrary to relevant planning regulations including MDD, SPD, and NPPF. Members were happy to delegate to officers to provide the detailed wording of the policy reasoning and grammar of the planning reasons for refusal. These would be accompanied by three standard s106 planning reasons for refusal. Members were also asked to delegate to officers the removal of the s106 reasons for refusal if a suitableS106 Deed was completed addressing those reasons.

RECOMMENDATION:

The Committee REFUSE the application based on:

1. **The scale, height, bulk and massing of the development which failed to preserve the Remenham Henley Bridge and Henley-on-Thames conservation areas**

2. **The proposal's bulk, scale, height and proximity to neighbouring properties at Remenham Row alongside a perceived loss of privacy, and an unneighbourly and overbearing impact which would materially harm living conditions of residents**

The Committee also:

3. **Delegated to officers to firm up the policy reasons, wording and grammar for refusal which would be accompanied by the three s106 planning reasons for refusal:**

    a. In the absence of a completed legal agreement, the proposed development fails to secure opportunities for training, apprenticeships and other vocational initiatives to develop local employability skills contrary to MDD Local Plan policy TB12.

b. In the absence of a completed legal agreement, the proposed development fails to mitigate the increases in demand on NHS services through failing to contribute towards the creation of additional clinical capacity at Bell or Hart GP Surgeries or an identified primary care estates project in the local area to serve the development. This is contrary to CP1 of the Core Strategy and the NPPF (2024).

c. In the absence of a completed legal agreement to secure biodiversity net gain monitoring, the proposed development fails to demonstrate and secure that there would be no long term biodiversity net loss as a result of the proposal by either on site mitigation or off-site compensation and how this would be managed, contrary to Core Strategy policy CP3 and CP7, MDD Local Plan Policy TB23 and the NPPF (2024).

4. **Delegated to officers the removal of the standard s106 reasons for refusal if a suitable unilateral agreement was completed addressing these reasons.**

Major Appeal Updates
Members were updated on two live appeals, for Arborfield Cross, Reading Road and Limmerhill Road, with further updates expected in January.

Meeting ended: 21:10

40. 250148 - LAND ADJOINING LIBERTY HOUSE, STRAND WAY, LOWER EARLEY, RG6 4EA

Application Number	Expiry Date	Parish	Ward
251359	18/02/2026	Finchampstead North	Finchampstead

Applicant	Ms Jones
Site Address	145 Nine Mile Ride, Finchampstead, Wokingham, RG40 4HY
Proposal	Full application for the change of use of land for the siting of a mobile home for permanent residential use.
Type	Full
Officer	James Fuller
Reason for determination by committee	Listed by Councillor Charles Margetts

FOR CONSIDERATION BY	Planning Committee on Wednesday, 11 February 2026
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following: A. Completion of a legal agreement relating to the following head of terms: Thames Basin Heaths SPA Mitigation. B. Conditions and informatives as set out in Appendix 1

SUMMARY

Planning permission is sought for the change of use of the land to residential to enable the siting of one mobile home for permanent residential occupation. Associated works include the creation of on-site parking.

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
981063	Proposed Erection Of Detached Bungalow	Refused: March 1998
950053	Proposed Variation Of Condition 01 on Consent 41830 To Allow Permanent Retention Of Mobile Office Unit.	Approved: February 1996
16525	Detached House & Garage	Approved: November 1981
15282	2 detached houses and garages	Refused: April 1981

RELEVANT CONSTRAINTS

- Modest Development Location of Finchampstead

- Bat Roost Habitat
- M1: Finchampstead Forested and Settled Sands Landscape Character Area.
- Thames Basins Heath Special Protection Area Linear Mitigation Zone (5km zone)

CONSULTATION RESPONSES
Internal
WBC Environmental Health – No comments WBC Drainage – No comments WBC Highways – No objection WBC Landscape and Trees – Objection WBC CIL – No comments WBC Ecology – No objection subject to conditions WBC Waste Services – No comments WBC Cleaner and Greener – No comments
External
Thames Water Utilities Ltd – No comments South East Water – No comments

REPRESENTATIONS	
Finchampstead Parish Council	Objection raised on the following grounds: • Impact on tress • Impact on local character • Biodiversity Net Gain • Contrary to the FNDP
Cllr Charles Margetts	Objection raised as the proposal is considered to be out of character with the area

Neighbours	18 objection letters received, raising the following concerns: • The proposal is out of character with the area • Impact upon trees • The development is contrary to policy • There are more suitable sites elsewhere • The clearance that has already taken place • The lack of services/utilities such as electricity on the site • Impact upon neighbouring amenity • Potential future caravans/development • Lack of site notice • Inaccuracies contained within the submission • The application is said to misrepresent the site's planning history and current condition • Lack of clarity regarding the proposed development • It is claimed that replacement tree planting does not reflect original TPO locations and would adversely affect neighbouring amenity • Ecological information and Biodiversity Net Gain calculations are considered flawed • No waste storage or management strategy is shown

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING ISSUES

Site Description: The application site is located on the western side of Nine Mile Ride, a predominantly residential lane within Finchampstead. The character of Nine Mile Ride is defined by strong linear development composed of a varied mix of dwelling types, architectural styles, and building scales. Properties typically follow a consistent building line and benefit from generous front and rear gardens, contributing to the spacious and well-established suburban character of the area.

It is acknowledged that the site was recently cleared and that trees were felled. This formed part of an enforcement investigation and a separate tree replacement notice was served. The fact that the site was cleared of vegetation is not material consideration in the determination of this application, although the positioning of the replacement trees protected by a Tree Preservation Order must be taken into account in assessing the proposed development.

Proposal: Planning permission is sought for the change of use of the land to residential to enable the siting of one mobile home for permanent residential occupation. Associated works include the creation of on-site parking.

The proposal involves the siting of a single caravan for residential use rather than the construction of a fixed, bricks-and-mortar dwelling. Although a mobile home does not constitute a conventional permanent dwellinghouse, it nevertheless provides a legitimate form of residential accommodation capable of meeting a range of housing needs within the Borough. For planning purposes, the proposal is assessed against the same core considerations that apply to new residential development. These include the principle of development, the sustainability of the location, the impact on the character and appearance of the area, and the implications for neighbouring and future residential amenity.

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. Policy CC01 of the MDD Local Plan 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, in the Modest Development Location of Finchampstead North, and as such, development in this location is acceptable providing that it complies with wider principles contained within the development plan. The Councils Core Strategy divides each of the borough's settlements into one of the three categories identified

in policy CP9. Modest Development Locations are listed as those with access to some facilities and services either within them or through good public transport services to major development locations or centres in neighbouring area. The Council's spatial strategy for development seeks to focus new development within these locations.

Housing Land Supply Position

Paragraph 78 of the NPPF requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old.

The supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market; or 20% where delivery was below 85% of the housing requirement over the previous three years.

As of March 2025, the council can only demonstrate a deliverable housing land supply of 2.5 years against a Local Housing Need (LHN), which refers to the number of homes required in a specific local authority area to meet the projected demand for housing.

Paragraph 11 of the NPPF state that where policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Firstly, in considering i), it must be recognised that the proposed site is not located within any protected areas or assets of particular importance. Officers must therefore consider the application under ii) and determine whether there are any adverse impacts generated by the development that would significantly and demonstrably outweigh the benefits, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes.

This is referred to as the 'tilted balance', as harm and benefits are not weighed equally, but tilted in favour of approval where the above applies. In acknowledging the requirements of paragraph 11(d)(ii) and the titled balance being engaged, it is necessary to consider whether there are any circumstances which affect the weight that can be given to the supply of additional housing.

An important underlying reason in the context of Wokingham Borough is the historic oversupply of housing against both the requirement set in the Core Strategy local plan and the scale of local housing need as calculated by the previous standard method which remains a key contributing factor to the current lack of the required deliverable housing land supply and this must be considered in the planning balance section in any report.

Sustainability of Location

Policies CP1, CP4, CP6, CP9 and CP11 of the CS permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport. Expanding on this, paragraph 4.57 in the Core Strategy aims to prevent the proliferation of development in areas away from existing development limits as they are not generally well located for facilities and services and would lead to the increase in use of the private car.

The NPPF seeks to ensure the growth of sustainable transport in managing development and approval of planning applications. More specifically, it seeks to promote sustainable travel in decisions.

The site is located within a Modest Development Location and is in close proximity to facilities, services, and public transport. As already noted, Finchampstead North is identified as a location suitable for a modest level of development. Such locations are described as having access to some facilities and services, either within them or through good public transport services to major development locations or centres in neighbouring areas. The proposal for a minor development of a single residential unit, and in this respect, cannot be argued to be in an unsustainable location.

From a sustainability perspective, it is within a suitable location and is acceptable in terms of the principles stated in the Core Strategy.

Summary of Principle

The principle of residential development is accepted in this modest development location. The scale of development proposal, i.e. one residential unit, reflects the levels of facilities and services in this location, together with their accessibility.

Character of the Area: Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that 'maintain or enhance the high quality of the environment'. Policy CP3 of the Core Strategy states planning permission will be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area, together with a high quality of design, without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'.

R1 of the Borough Design Guide (BDG) requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

R7 of the BDG requires a consistent building line relative to existing buildings.

R9 and NR5 of the BDG note that height, bulk and massing should respond to the local context and the prevailing heights in the area.

The proposed caravan is a modest, suburban-style unit of simple and unobtrusive design. Although it meets the definition of a caravan and thus is classified as such, visually the design is akin to a bungalow. It would utilise materials such as cladding and render, both of which are commonly found throughout the Nine Mile Ride streetscape. As outlined above, Nine Mile Ride, particularly in the vicinity of the application site, exhibits significant architectural variety, with no single dominant property type. Although the mobile unit does not constitute a traditional dwellinghouse, its scale, form, and siting would reflect the

established form of housing and would not appear visually intrusive or isolated within the street scene. Given the existing diversity in built form and appearance, the proposal would not introduce an incongruous feature nor detract from the area's overall coherence.

In terms of the wider spatial context, the mobile home would align with the prevailing linear building line and respect the established development rhythm along the road. Adequate spacing between neighbouring properties would be maintained, ensuring that the proposal would not disrupt the streetscape or undermine the character of the wider area.

Overall, the proposal is considered to integrate satisfactorily within its setting and would preserve the character and appearance of the surrounding area. The development is therefore acceptable in terms of its visual impact and is compliant with Policies CP1 and CP3 of the Core Strategy, plus the advice contained within the BDG.

Under planning law, a caravan (as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) is considered a use of land rather than a building. This means that planning permission relates to the use of the land for stationing a caravan, rather than the specific caravan itself. As a result, the caravan can, in principle, be replaced with another caravan unit of a similar type without the need for a new planning application, provided the replacement does not materially alter the nature or intensity of the use.

Therefore, as the proposal is for a caravan and not a built dwelling, a condition will be imposed to ensure that the caravan is not replaced with a different type of unit or repositioned without the prior permission of the Local Planning Authority in order to safeguard the character of the street as well as neighbour amenity.

Neighbouring Amenity: The proposal would introduce built form onto a site that is currently previously developed land with no buildings, with the exception of the existing hardstanding. While the majority of the unit's footprint would sit within the general building envelope established by neighbouring properties, it is acknowledged that the mobile home extends to a greater depth than adjacent dwellings. Nevertheless, sufficient separation would remain between the proposed unit and the rear elevations of neighbouring properties (approximately 3.5 metres to No.145a & 7.5 metres to 143b). This separation, combined with the modest eaves height of the structure, would adequately mitigate any potential loss of light or undue sense of enclosure experienced by the nearby residents.

In relation to privacy, the single-storey nature of the mobile home inherently limits opportunities for overlooking. Although the external staircase serving the main entrance and the rear kitchen area may afford a slightly more elevated outlook than is currently possible, these elements function solely to provide access to the caravan. It would be unreasonable to conclude that they would result in harmful overlooking or materially compromise the privacy of neighbouring occupiers. Additionally, the window and door arrangement has been carefully considered with the Agent to ensure the windows do not directly outlook onto neighbours. The condition preventing the caravan changing without permission from the LPA, described above, would also prevent any alterations to the caravan that could affect neighbour amenity.

Overall, the proposal would have an acceptable impact upon the amenities of neighbouring residents, thus complying with Policy CP3 of the Core Strategy.

Highway Access and Parking Provision: The Highways Officer has reviewed the proposal and raised no objection.

Given its scale and residential nature, the traffic associated with a mobile home is not expected to generate a material increase in vehicle movements or adversely affect the operation of the local highway network. The site benefits from good access to sustainable modes of transport, including lit pedestrian and cycle routes, and a bus stop offering regular services located approximately 100 metres from the site.

The existing site access, including the dropped kerb and visibility splays, would be retained and is considered acceptable.

In accordance with WBC Car Parking Standards, a development of this nature in this area requires two on-plot parking spaces, each measuring a minimum of 5.0m by 2.5m. The submitted block plan demonstrates that two compliant driveway spaces can be accommodated within the red line boundary by utilising the existing dropped crossing. This arrangement is acceptable.

Kerbside refuse collection would continue to operate in line with existing arrangements, which remain suitable for the development.

While the Highways Officer requested that the plans indicate the provision of an electric vehicle charging point, this matter is more appropriately addressed by Building Regulations. As such, further revisions to the plans have not been pursued.

Landscape and Trees: Several concerns have been raised during the course of this application, particularly from local residents in relation to the removal of trees.

The Local Planning Authority acknowledges that the site was previously occupied by a number of trees protected by a Tree Preservation Order (TPO), and that several of these were removed prior to the submission of the application. An investigation was undertaken by the Council's Enforcement Team, which resulted in a Tree Replacement Notice ("TRN") being served on the landowner on 9 September 2025, coming into effect on 9 October 2025. The replacement trees are required to be planted by 1 April 2026, with their locations secured through this application via the proposed block plan to avoid any future conflict with the TRN.

The removal of TPO protected trees has been fully investigated by the Enforcement Team resulting in a TRN and residents' concerns are fully understood and acknowledged. However, the issue of the unlawful removal has been dealt with through separate enforcement procedures and therefore falls outside the scope of this planning application. As the trees were removed well before the application was submitted, their loss cannot be taken into account in determining this proposal. However, the positioning and longevity of replacement trees has been considered; therefore, these are shown on the block plan and can be secured by condition.

As outlined above, it is necessary to consider the potential future impact of the development on both the replacement trees and the existing retained trees on the site. It is relevant that the majority of the application site comprises existing hardstanding, which significantly reduces potential harm to root protection areas (RPAs).

Regarding the caravan itself, the Council's Trees Officer confirmed in their initial consultation response that they have no concerns. Consideration was given to the extensive existing hard surfaces, the separation from both existing and replacement trees, and the fact that a

caravan does not require the level of intrusive foundation works associated with a conventional permanent dwelling.

The Trees Officer's primary concern related to the proposed additional parking spaces, which would lie within the RPA of an adjacent TPO tree. The applicant has provided a specification indicating that the parking area would utilise a 50mm-deep honeycomb gravel grid filled with 5–20mm stone chippings. Given the limited nature of the additional works and the fact that they are largely situated over existing hardstanding, it is not considered that the proposal would adversely affect the RPA of the tree. Additional requirements, such as a full Arboricultural Impact Assessment, are not required as the construction details provided are acceptable, however, further details relating to the specification are to be secured via condition.

For all of these reasons, no concerns have been identified regarding the short or long-term health of existing or replacement trees as a result of the proposed development and this does therefore not form a valid reason to refuse the application.

Landscape Character

The Trees and Landscape Officer objects to the proposed development due to the impact on the landscape character of the area. Officer do not concur that the proposed development would result in harm to the landscape character of the *M1: Finchampstead Forested and Settled Sands* Landscape Character Area.

The Landscape Character Assessment states that a key characteristic of the M1 is Strong settlement character, with a low-density pattern of detached houses lining the historic rides, which have provided a framework for settlement. Residential properties of relatively unremarkable post-war and modern suburban character in a variety of styles which is applicable to this site.

The built character of the landscape is one of the dominant elements affecting landscape character. Much of the settlement is characterised by long narrow land-parcels associated with individual dwellings, strung out along the long linear rides such as Nine Mile Ride (A340), Duke's Ride and Heath Ride. In terms of character, the settled landscape is predominantly low-density two-storey residential properties and bungalows set in large gardens. The buildings are set back from the road behind walls and fences and the gardens retain mature conifers, particularly Scots Pine. Schools and shops are associated with the residential areas but there are no large-scale industrial or commercial buildings.

The site is located within an established residential area and is fully enclosed by existing housing on three sides. It therefore forms part of a clearly suburban context and a clear infill site, rather than an open or undeveloped woodland gap that contributes meaningfully to the wider wooded landscape that appears in the areas away from the settlements, which demonstrate attributes of remoteness and woodland that are described within the LCA. These attributes are less prevalent at the site but are wholly relevant to other parts of the M1 landscape character area, particularly those parts outside the Modest Development Location.

As stated above, the TRN planting will reinstate sparse tree cover on the site, retaining the wooded backdrop to the site and leading to the wooded setting along the ride being reinstated. The proposal for a single mobile home represents low-density infill consistent

with the established pattern of detached dwellings lining Nine Mile Ride and would not intensify development beyond what is typical for the area.

Despite the objection from the Trees and Landscape Officer it is considered that the concerns raised do not outweigh/prevent the need to recognise the site's wider contextual analysis. The proposal preserves the characteristics identified within the LCA, including low-density settlement, wooded boundaries, and filtered views, and does not give rise to suburbanising features beyond those already present. Accordingly, the development would integrate comfortably within its surroundings and would not result in material harm to the landscape character of the M1 LCA.

Ecology:

Biodiversity Net Gain

Following extensive discussions between the Agent, Planning Officers and WBC Ecology, an agreed Biodiversity Net Gain (BNG) position has been reached, with the agreed baseline being 1.877 units. The applicant has committed to purchasing the necessary credits, ensuring that any habitat loss is appropriately compensated for and that the mandatory 10% net gain requirement is achieved. This will be secured via condition.

Thames Basin Heath Special Protection Area

Policy CP8 of the Core Strategy states that where development is likely to have an effect on the Thames Basin Heaths Special Protection Area (TBH SPA), it is required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered. The subject application represents a net increase of one residential unit on a site that is within 5km of the TBH SPA. In line with Policy CP8, mitigation measures in the form of a Suitable Alternative Natural Greenspace (SANG) contribution and Strategic Access Management and Monitoring (SAMM) Contribution would form part of a s106 legal agreement. The required payment and calculation method for these contributions is included in the appendix at the end of this report. A Section 106 agreement has been provisionally agreed with the Applicant and this is to be instructed subject to the outcome of this Committee.

Conclusion: Paragraph 8 of the NPPF states that achieving sustainable development requires consideration of three overarching objectives: economic, social and environmental.

The proposal would generate a modest level of employment during the installation phase, though this would be limited given the small scale of the development. Future occupants of the mobile home would contribute to the local economy and help support nearby services. However, as the scheme comprises a single residential unit, the overall economic benefits would be limited.

Although the development would make only a modest contribution to the Council's overall housing supply, the creation of a single additional residential unit in an appropriate and sustainable location should nevertheless be afforded significant weight. The proposal also enhances the diversity of the borough's housing stock by introducing an alternative form of accommodation beyond traditional brick-and-mortar construction, thereby helping to meet the varied needs and preferences of residents. This is particularly relevant in the context of the borough's acute shortfall in deliverable housing land. In this regard, the proposal would make a positive, albeit modest, contribution to meeting local housing needs.

Environmental considerations, including tree removal and landscape impact, have been addressed in detail above and satisfactorily resolved through the issuing of a Tree Replacement Notice (TRN). Redevelopment of this previously developed plot within an established settlement boundary would not give rise to adverse environmental impacts. Furthermore, biodiversity enhancements and landscaping measures can be appropriately secured, and the proposal would achieve compliance with relevant sustainability, energy efficiency and drainage requirements through submitted details and Building Regulations. As such, the environmental benefits are limited but acceptable.

The mobile home, although not a traditional bricks and mortar dwelling, would appear akin to a bungalow, sit comfortably within the varied mix of residential forms along Nine Mile Ride and would reinforce the prevailing linear pattern of development. It would not give rise to unacceptable impacts on neighbouring amenities and would utilise an existing access, thus not giving rise to any highway safety issues.

The site is also considered to be in a sustainable location for residential use, where future occupiers would not be overly dependent on the private car to meet day-to-day needs. This is afforded positive weight in the balance.

When considering the economic, social and environmental dimensions of sustainable development, no adverse impacts have been identified that would significantly and demonstrably outweigh the scheme's identified benefits as required by paragraph 11 of the NPPF. The proposal therefore represents sustainable development and 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 the protected groups 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 upon protected groups as a result of the development.

APPENDIX 1 - Conditions / informatives

Conditions

Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved details

This permission is in respect of the submitted application plans and drawings titled/numbered (Location Plan), (Exterior Elevations 31479 1), (Customer Floor Plan 31479 1) & (Block Diagram), received by the local planning authority on 09/06/2025, 12/08/2025 & 10/09/2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Biodiversity Net Gain

Development may not be begun unless:

(a) a biodiversity gain plan has been submitted to the planning authority; and

(b) The planning authority has approved the plan.

The biodiversity gain plan must include:

a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

b) the pre-development biodiversity value of the onsite habitat;

c) the post-development biodiversity value of the onsite habitat;

d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

e) any biodiversity credits purchased for the development; and

f) any such other matters as the Secretary of State may by regulations specify.

The Biodiversity Gain Plan shall be prepared in accordance with the Block Diagram

submitted on 10 September 2025.

Number of Units

There shall be no more than 1 caravan in total on the site at any time.

Reason: In the interests of visual and residential amenity and infrastructure provision. Relevant Policy: Core Strategy Policies CP1, CP2, CP3 and CP4 and Managing Development Delivery Local Plan policy TB10.

Site Layout

The proposed mobile home shall be sited in accordance with plan titled 'Block Diagram', received by the Local Planning Authority on 10/09/2025. There shall be no material change to the position of the mobile home, or replacement of the mobile home in a different location.

Reason: In the interests of visual and residential amenity and infrastructure provision. Relevant Policy: Core Strategy Policies CP1, CP2, CP3 and CP4 and Managing Development Delivery Local Plan policy TB10.

Parking Specification

Prior to the commencement of development, full details of the proposed parking surface shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) a specification of all surface materials;

b) details of excavation and construction methods, including any no-dig or reduced-dig solutions where works are proposed within the Root Protection Areas of trees; and

c) scaled construction cross-sections demonstrating finished levels in relation to existing ground levels and retained tree roots.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

APPENDIX 2 - Parish Council Comments (Where relevant)

Finchampstead Parish Council issued the following response:

The Committee RESOLVED to OBJECT to this planning application on the following grounds:

1. Loss of street trees and impact on local character: The removal of street trees represents a significant loss to the area's established character. Street trees are a valued and distinctive feature of the local environment, contributing to both its visual appeal and sense of place. Their absence undermines the quality of the street scene and is contrary to FNDP Policy D2, which states the importance of preserving key landscape features such as street trees.

2. Inconsistency with the local built environment and street scene: The design and materials proposed are out of keeping with the surrounding street scene and do not reflect the local architectural character, contrary to FNDP Policy D2.

3. Lack of evidenced biodiversity net gain: The application does not provide substantiated evidence of biodiversity net gain, contrary to FNDP Policy IRS5, which seeks to protect and enhance biodiversity.

4. Inappropriate development area: While the site was never formally designated for protection, it is one of several informal wooded areas in the locality. This is evidenced by the block Tree Preservation Order (TPO) placed on the site to protect the small area of woodland. The FNDP does not support development on such areas, which contribute significantly to local character, visual amenity, and biodiversity.

5. Unauthorised removal of protected trees: Protected trees were removed without permission, and is contrary to FNDP Policy IRS6, which sets out the rules for the retention or removal of trees during development. Although the applicant has agreed to replant, the Council remains doubtful about the reliability and adequacy of these replanting commitments.

The resolution was correctly proposed and seconded (unanimous). NB: Cllr Bromley was absent from the initial discussions so did not vote on this application.

This page is intentionally left blank

UK MAP CENTRE .com

0 12.5 25 37.5 50 m

Scale 1:1250 - 1cm = 12.5m - A4 Size

North



© Crown copyright and database rights 2025 OS AC0000848283. Public rights of way shown on this map have been taken from Local Authority definitive maps. The representation on this map of any other road, track or path is no evidence of the existence of a right of way.

145A NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM RG40 4HY

Supplied by: www.ukmapcentre.com Product Info: www.ukmapcentre.com/location-plans-1250-scale

Serial No:306732

Centre Coordinates: 479191,164785

Production Date: 26/03/2025

LOCATION PLAN

Ordnance Survey Licensed Data

This page is intentionally left blank



© Crown copyright and database rights 2025 OS AC0000848283. Public rights of way shown on this map have been taken from Local Authority definitive maps. The representation on this map of any other road, track or path is no evidence of the existence of a right of way.

BLOCK DIAGRAM

145A NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM RG40 4HY
Supplied by: www.ukmapcentre.com Product Info: www.ukmapcentre.com/block-plans-500-scale/
Serial No:306731
Centre Coordinates: 479191,164785
Production Date: 26/03/2025

Ordnance Survey Licensed Data

This page is intentionally left blank

LEGEND

SWITCHES
- 1 WAY LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- DIMMER DIMMER LIGHT SWITCH
- 1 SWITCH APPLIANCE PLATE
- 2 SWITCH APPLIANCE PLATE
- 3 SWITCH APPLIANCE PLATE
- COOKER CONTROL POINT

MEDIA POINTS
- TV COAX POINT
- SKY SATELITE TV POINT
- TEL TELEPHONE POINT

ALARMS
- SA SMOKE ALARM
- CO CARBON MONOXIDE ALARM

SOCKETS & SPURED POWER OUTLETS
- P SINGLE SOCKET
- DP DOUBLE SOCKET
- P USB SINGLE USB SOCKET
- DP USB DOUBLE USB SOCKET
- PU POP UP SOCKET
- P EXT SINGLE EXTERIOR SOCKET
- DP EXT DOUBLE EXTERIOR SOCKET
- SHAVER POINT
- SPURED POWER OUTLET

LIGHTING
- CEILING LIGHT (PENDANT OR AS SPEC)
- CEILING LIGHT ON RAIL / BAR ARROWS INDICATE FIT DIRECTION
- INSET CEILING LIGHT (DOWNLIGHT)
- SMALL INSET LIGHT
- LIGHT UNDER CABINET/SHELVES
- P.L LIGHT IN PLINTH / STEPS
- WALL LIGHT (ALL TYPES)
- BULKHEAD LIGHT (ATTICS)
- EXTERIOR LIGHT

OTHER
- THERMOSTAT
- CONSUMER UNIT
- CEILING EXTRACTOR FAN
- WALL EXTRACTOR FAN
- CEILING SPEAKER

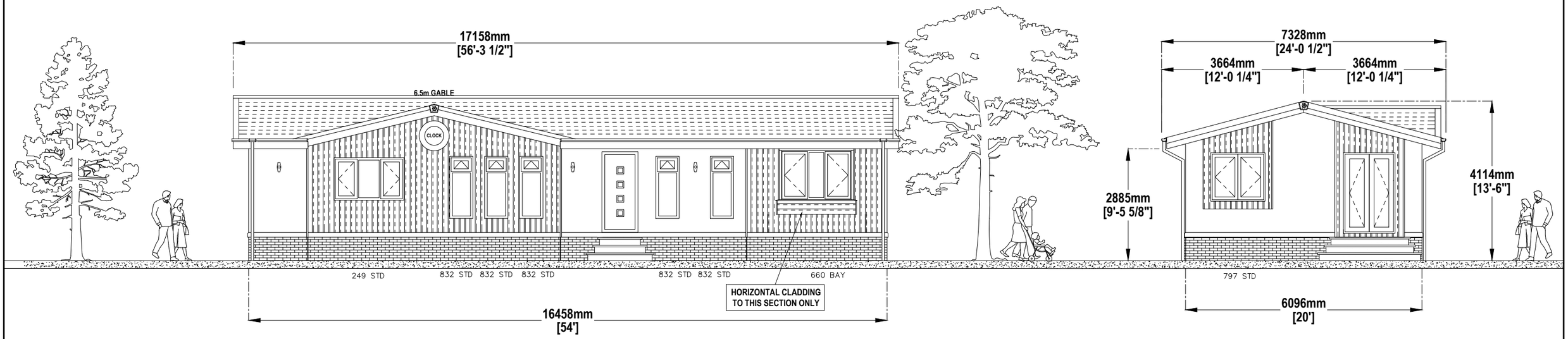
CONTACT
01495 244 472
sales@stately-albion.co.uk
www.stately-albion.co.uk
Stately-Albion Ltd
Prince Of Wales Ind Est
Abercarn
Newport
NP11 5AR

ISSUED ?: X

ORDER No: 00/000

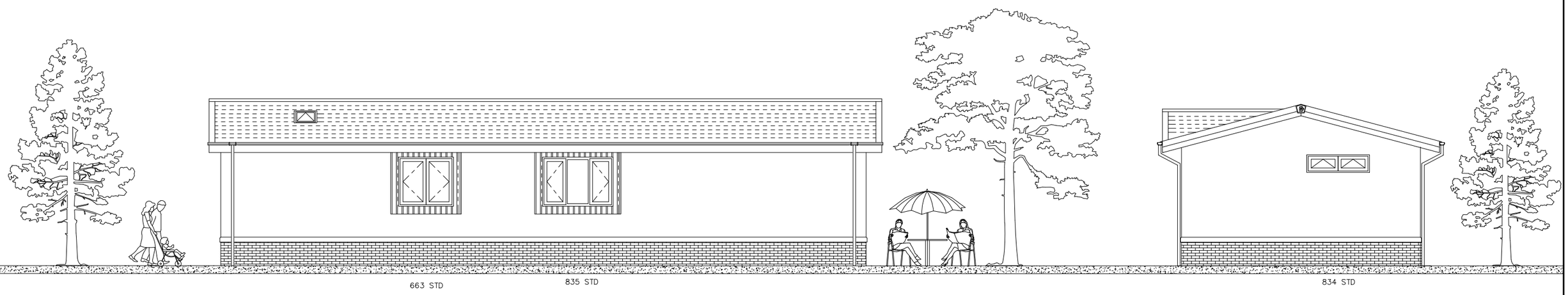
AMENDMENT No: 0

SHEET NAME:
EXTERIOR ELEVATIONS



D -EXTERIOR-

A -EXTERIOR-



C -EXTERIOR-

B -EXTERIOR-

STATELY -ALBION LIMITED

31

DRAWN BY:	JO
DATE:	12/08/25

REVISION DATES:							
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX

SCALE:		
	A1	1:25
	A3	1:50

CLIENT					
NAME:	Woodside Park		(REF: XXXXXXXXXXXX)		
CUSTOMER SIGNATURE:					
ESTIMATE No:	00000	DRAWING No:	31479	REV:	1

LEGEND

SWITCHES
- 1 WAY LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- DIMMER DIMMER LIGHT SWITCH
- 1 SWITCH APPLIANCE PLATE
- 2 SWITCH APPLIANCE PLATE
- 3 SWITCH APPLIANCE PLATE
- COOKER CONTROL POINT

MEDIA POINTS
- TV COAX POINT
- SATELITE TV POINT
- TELEPHONE POINT

ALARMS
- SMOKE ALARM
- CARBON MONOXIDE ALARM

SOCKETS & SPURED POWER OUTLETS
- SINGLE SOCKET
- DOUBLE SOCKET
- SINGLE USB SOCKET
- DOUBLE USB SOCKET
- POP UP SOCKET
- SINGLE EXTERIOR SOCKET
- DOUBLE EXTERIOR SOCKET
- SHAVER POINT
- SPURED POWER OUTLET

LIGHTING
- CEILING LIGHT (PENDANT OR AS SPEC)
- CEILING LIGHT ON RAIL / BAR, ARROWS INDICATE FIT DIRECTION
- INSET CEILING LIGHT (DOWNLIGHT)
- SMALL INSET LIGHT
- LIGHT UNDER CABINET/SHELVES
- LIGHT IN PLINTH / STEPS
- WALL LIGHT (ALL TYPES)
- BULKHEAD LIGHT (ATTICS)
- EXTERIOR LIGHT

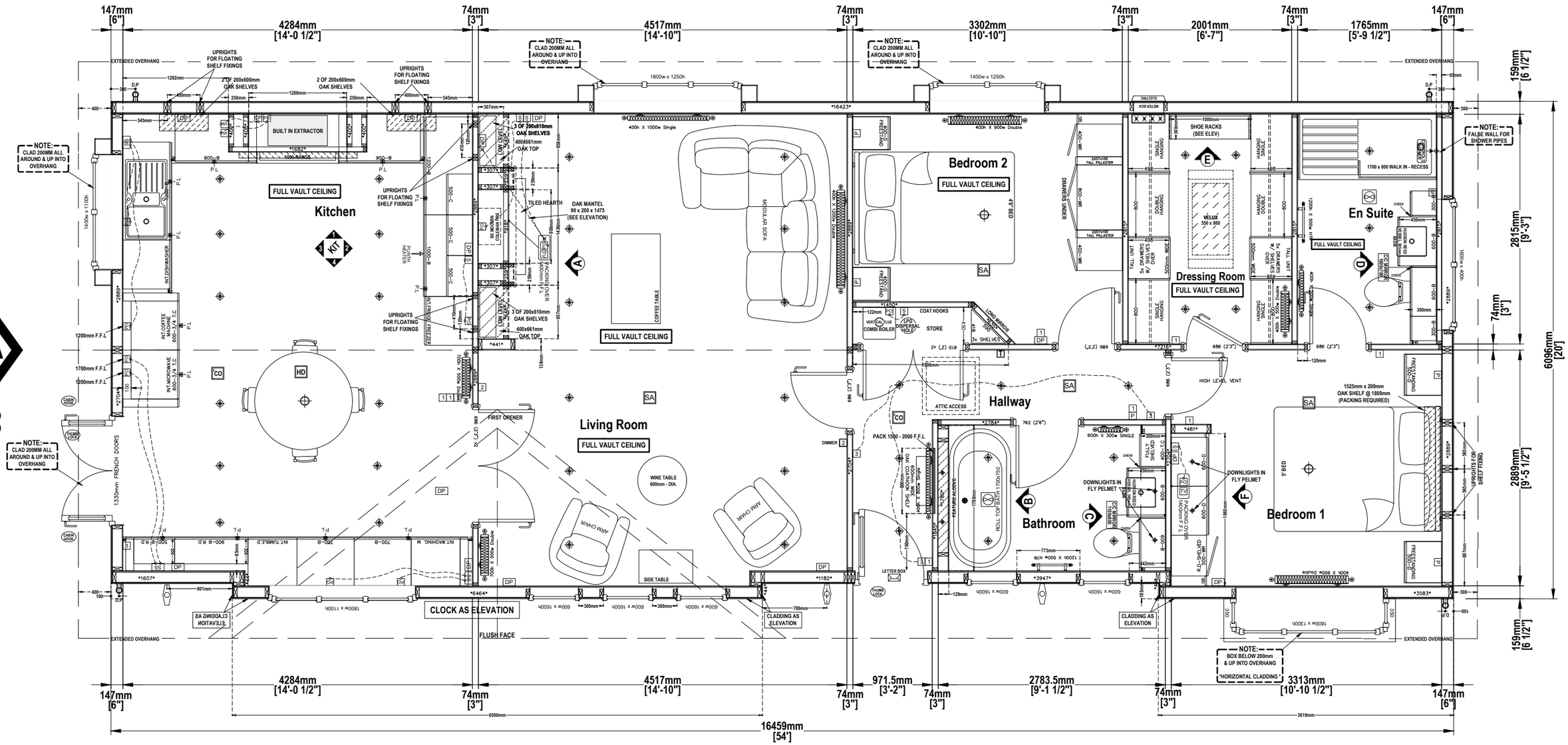
OTHER
- THERMOSTAT
- CONSUMER UNIT
- CEILING EXTRACTOR FAN
- WALL EXTRACTOR FAN
- CEILING SPEAKER

CONTACT
01495 244 472
sales@stately-albion.co.uk
www.stately-albion.co.uk
Stately-Albion Ltd
Prince Of Wales Ind Est
Abercarn
Newport
NP11 5AR

ISSUED ?: X

ORDER No: 00/ 000 AMENDMENT No: 0

SHEET NAME: CUSTOMER FLOOR PLAN



DRAWN BY:	JO
DATE:	12/08/25

REVISION DATES:							
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX

SCALE:		
	A1	1:25
	A3	1:50

CLIENT					
NAME:	Woodside Park		(REF: XXXXXXXXXXXX)		
CUSTOMER SIGNATURE:					
ESTIMATE No:	00000	DRAWING No:	31479	REV:	1

STATELY -ALBION LIMITED

LEGEND

SWITCHES: 1 WAY LIGHT SWITCH; 2 WAY LIGHT SWITCH; 3 WAY LIGHT SWITCH; DIMMER DIMMER LIGHT SWITCH; 1 SWITCH APPLIANCE PLATE; 2 SWITCH APPLIANCE PLATE; 3 SWITCH APPLIANCE PLATE; COOKER CONTROL POINT

MEDIA POINTS: TV COAX POINT; SATELITE TV POINT; TELEPHONE POINT

ALARMS: SMOKE ALARM; CARBON MONOXIDE ALARM

SOCKETS & SPURED POWER OUTLETS: SINGLE SOCKET; DOUBLE SOCKET; SINGLE USB SOCKET; DOUBLE USB SOCKET; POP UP SOCKET; SINGLE EXTERIOR SOCKET; DOUBLE EXTERIOR SOCKET; SHAVER POINT; SPURED POWER OUTLET

LIGHTING: CEILING LIGHT (PENDANT OR AS SPEC); CEILING LIGHT ON RAIL / BAR ARROWS INDICATE FIT DIRECTION; INSET CEILING LIGHT (DOWNLIGHT); SMALL INSET LIGHT; LIGHT UNDER CABINET/SHELVES; LIGHT IN PLINTH / STEPS; WALL LIGHT (ALL TYPES); BULKHEAD LIGHT (ATTICS); EXTERIOR LIGHT

OTHER: THERMOSTAT; CONSUMER UNIT; CEILING EXTRACTOR FAN; WALL EXTRACTOR FAN; CEILING SPEAKER

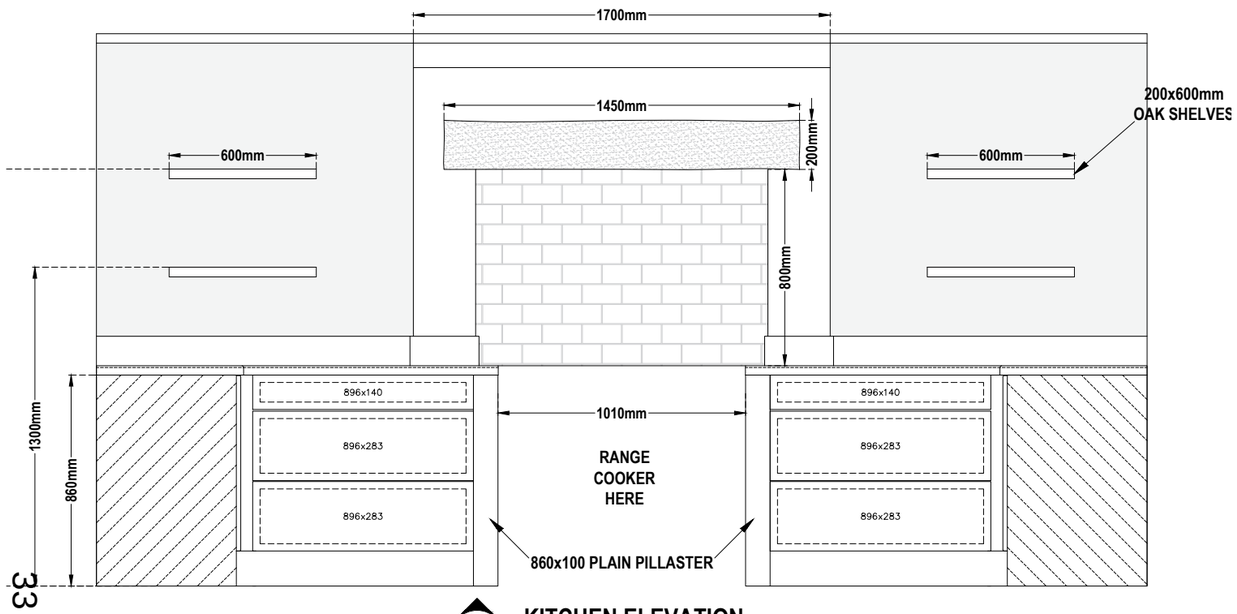
CONTACT
01495 244 472
sales@stately-albion.co.uk
www.stately-albion.co.uk
Stately-Albion Ltd
Prince Of Wales Ind Est
Abercarn
Newport
NP11 5AR

ISSUED ?: X

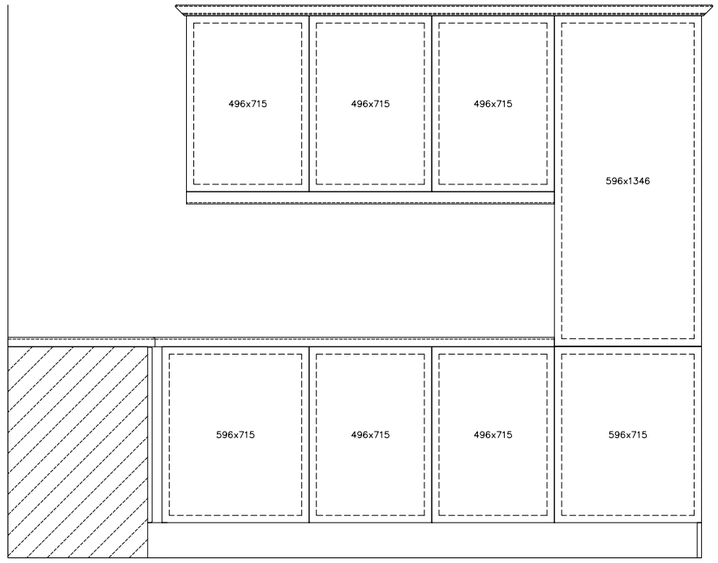
ORDER No: 00/000

AMENDMENT No: 0

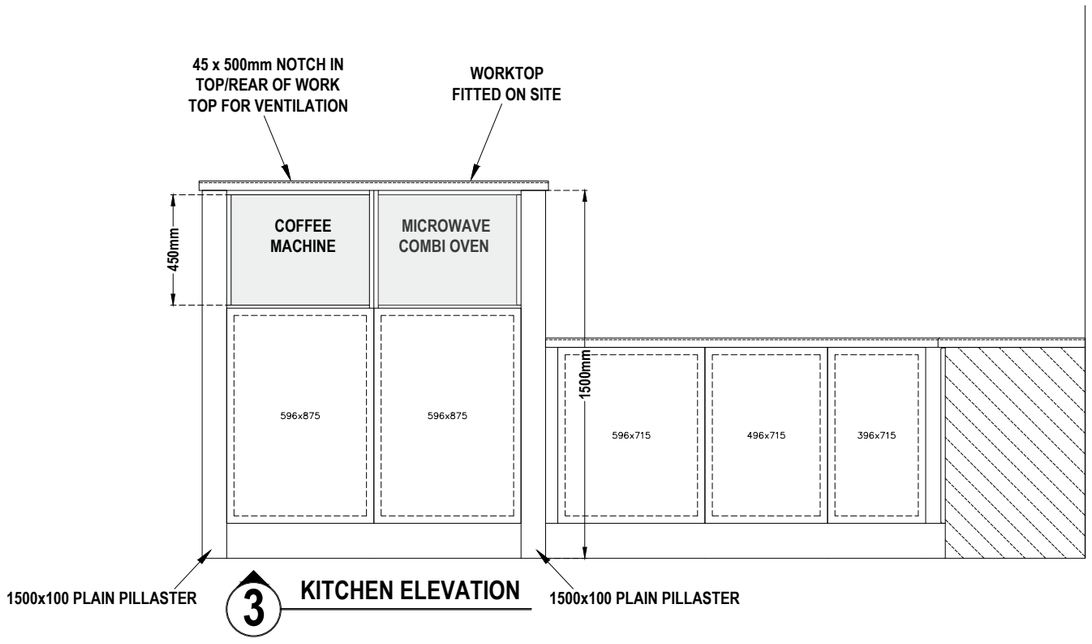
SHEET NAME: KITCHEN ELEVATIONS



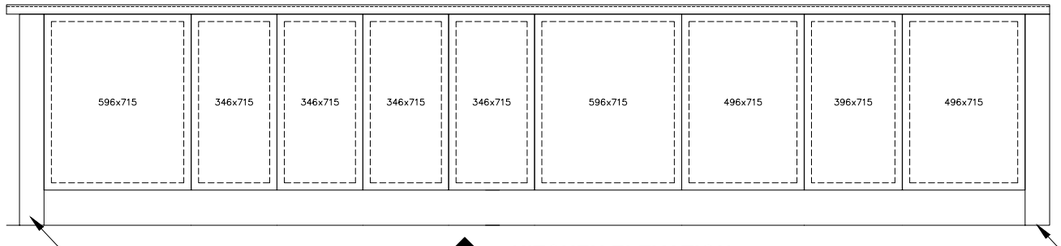
1 KITCHEN ELEVATION



2 KITCHEN ELEVATION



3 KITCHEN ELEVATION



4 KITCHEN ELEVATION

DRAWN BY:	JO
DATE:	12/08/25

REVISION DATES:							
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX

SCALE:		
	A1	1:25
	A3	1:50

CLIENT					
NAME:	Woodside Park		(REF: XXXXXXXXXXXX)		
CUSTOMER SIGNATURE:					
ESTIMATE No:	00000	DRAWING No:	31479	REV:	1

STATELY -ALBION LIMITED

LEGEND

SWITCHES
- 1 WAY LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- DIMMER LIGHT SWITCH
- 1 SWITCH APPLIANCE PLATE
- 2 SWITCH APPLIANCE PLATE
- 3 SWITCH APPLIANCE PLATE
- COOKER CONTROL POINT

MEDIA POINTS
- TV COAX POINT
- SATELITE TV POINT
- TELEPHONE POINT

ALARMS
- SMOKE ALARM
- CARBON MONOXIDE ALARM

SOCKETS & SPURED POWER OUTLETS
- SINGLE SOCKET
- DOUBLE SOCKET
- SINGLE USB SOCKET
- DOUBLE USB SOCKET
- POP UP SOCKET
- SINGLE EXTERIOR SOCKET
- DOUBLE EXTERIOR SOCKET
- SHAVER POINT
- SPURED POWER OUTLET

LIGHTING
- CEILING LIGHT (PENDANT OR AS SPEC)
- CEILING LIGHT ON RAIL / BAR ARROWS INDICATE FIT DIRECTION
- INSET CEILING LIGHT (DOWNLIGHT)
- SMALL INSET LIGHT
- LIGHT UNDER CABINET/SHELVES
- LIGHT IN PLINTH / STEPS
- WALL LIGHT (ALL TYPES)
- BULKHEAD LIGHT (ATTICS)
- EXTERIOR LIGHT

OTHER
- THERMOSTAT
- CONSUMER UNIT
- CEILING EXTRACTOR FAN
- WALL EXTRACTOR FAN
- CEILING SPEAKER

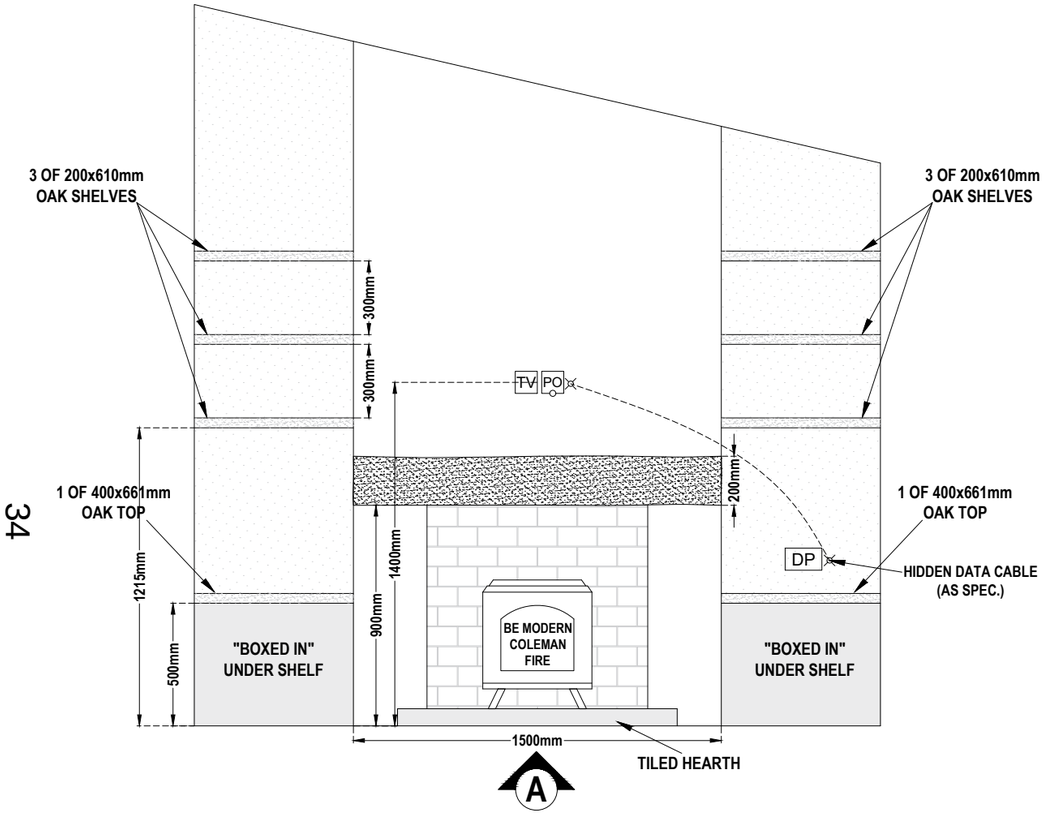
CONTACT
01495 244 472
sales@stately-albion.co.uk
www.stately-albion.co.uk
Stately-Albion Ltd
Prince Of Wales Ind Est
Abercarn
Newport
NP11 5AR

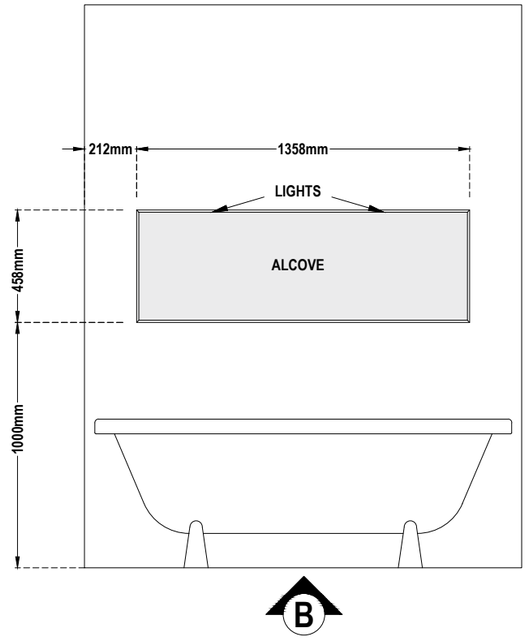
ISSUED ?: X

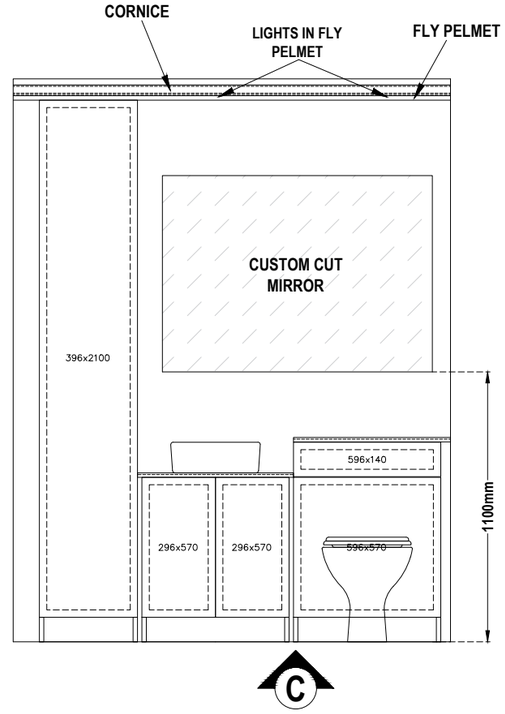
ORDER No: 00/000

AMENDMENT No: 0

SHEET NAME: INTERNAL ELEVATIONS







34

STATELY -ALBION LIMITED

DRAWN BY:	JO
DATE:	12/08/25

REVISION DATES:

Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX

SCALE:		
	A1	1:25
	A3	1:50

CLIENT

NAME:	Woodside Park		(REF: XXXXXXXXXXXX)		
CUSTOMER SIGNATURE:					
ESTIMATE No:	00000	DRAWING No:	31479	REV:	1

LEGEND

SWITCHES
- 1 WAY LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- DIMMER LIGHT SWITCH
- 1 SWITCH APPLIANCE PLATE
- 2 SWITCH APPLIANCE PLATE
- 3 SWITCH APPLIANCE PLATE
- COOKER CONTROL POINT

MEDIA POINTS
- TV COAX POINT
- SATELITE TV POINT
- TELEPHONE POINT

ALARMS
- SMOKE ALARM
- CARBON MONOXIDE ALARM

SOCKETS & SPURED POWER OUTLETS
- SINGLE SOCKET
- DOUBLE SOCKET
- SINGLE USB SOCKET
- DOUBLE USB SOCKET
- POP UP SOCKET
- SINGLE EXTERIOR SOCKET
- DOUBLE EXTERIOR SOCKET
- SHAVER POINT
- SPURED POWER OUTLET

LIGHTING
- CEILING LIGHT (PENDANT OR AS SPEC)
- CEILING LIGHT ON RAIL / BAR ARROWS INDICATE FIT DIRECTION
- INSET CEILING LIGHT (DOWNLIGHT)
- SMALL INSET LIGHT
- LIGHT UNDER CABINET/SHELVES
- LIGHT IN PLINTH / STEPS
- WALL LIGHT (ALL TYPES)
- BULKHEAD LIGHT (ATTICS)
- EXTERIOR LIGHT

OTHER
- THERMOSTAT
- CONSUMER UNIT
- CEILING EXTRACTOR FAN
- WALL EXTRACTOR FAN
- CEILING SPEAKER

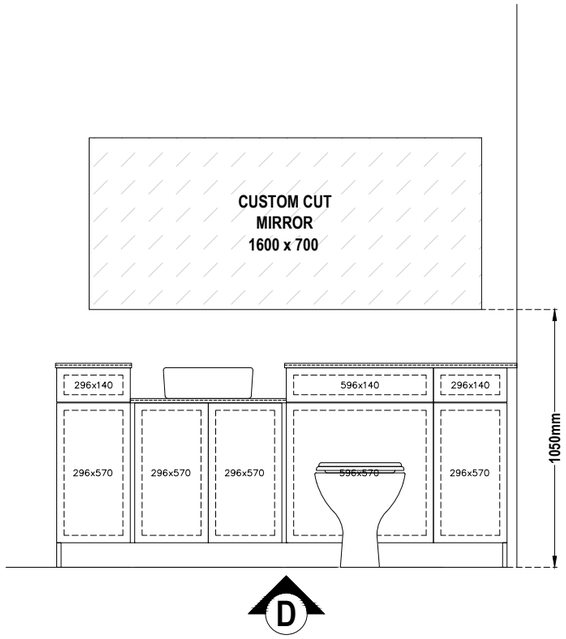
CONTACT
01495 244 472
sales@stately-albion.co.uk
www.stately-albion.co.uk
Stately-Albion Ltd
Prince Of Wales Ind Est
Abercarn
Newport
NP11 5AR

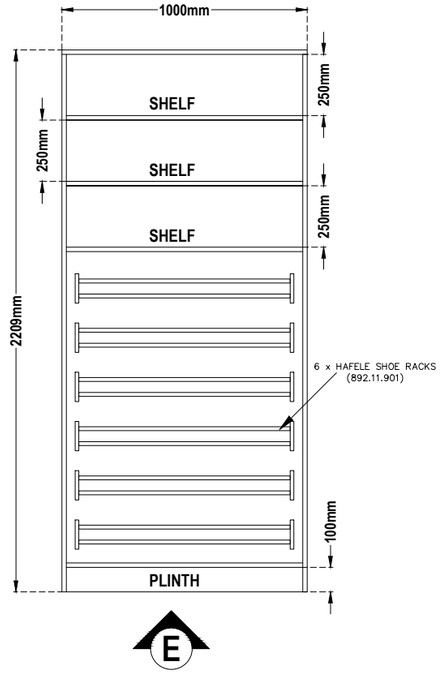
ISSUED ?: X

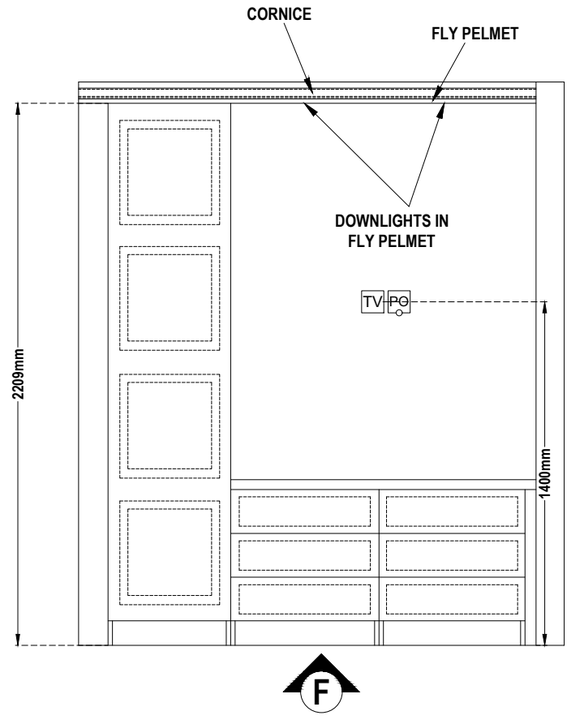
ORDER No: 00/ 000

AMENDMENT No: 0

SHEET NAME:
INTERNAL ELEVATIONS







STATELY -ALBION LIMITED

DRAWN BY:	JO
DATE:	12/08/25

REVISION DATES:							
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX
Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX	Revised: 00/00/00 (No: 0)	XX

SCALE:		
	A1	1:25
	A3	1:50

CLIENT					
NAME:	Woodside Park		(REF: XXXXXXXXXXXX)		
CUSTOMER SIGNATURE:					
ESTIMATE No:	00000	DRAWING No:	31479	REV:	1

This page is intentionally left blank

Application Number	Expiry Date	Parish	Ward
250869	17.10.2025	Wokingham	Evendons;

Applicant	Mr Gill
Site Address	Indigo House, Mulberry Business Park, Fishponds Road, Wokingham
Proposal	Full application for the proposed raising of roof to create a 2nd and 3rd floor following removal of existing roof and second floor with additional 4 storey front extension to create a Residence Gym and 29 no. new dwellings (72 in total), plus cycle and refuse storage.
Type	Full
Officer	Mark Croucher
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 11th February 2026
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following: A. Completion of a legal agreement relating to the following head of terms: 1. Affordable Housing delivery of at least 30% of the number of dwellings delivered or equivalent viable contribution in lieu. 2. Employment Skills Plan 3. Off-site Sports and Recreation Contributions in accordance with TB08 4. Thames Basin Heaths SPA B. Conditions and informatives as set out in Appendix 1 (subject to any additions and updates agreed with the Assistant Director – Place and Growth between the date of the resolution and the issue of the decision). OR C. Refuse full planning permission if the legal agreement is not completed within three months of the date of this resolution unless officers (on behalf of the Assistant Director – Place and Growth) agree to a later date for completion of the legal agreement.

SUMMARY

The application proposes the extension of an existing office building within Mulberry Business Park to create a four-storey residential block comprising 72 flats. The principle of

residential use is well established through prior approvals and planning permissions for office-to-residential conversion and upward extensions. The proposal represents a logical and proportionate addition to an existing residential cluster that includes Rosa House, Ilex House and Sorbus House. The additional 29 flats results in a good effective use of previously developed land within a sustainable location and will help to address the council's housing land supply shortfall.

The scale, height and density of the proposed development is comparable to surrounding residential buildings and is appropriate for the character of the area. The modest increase in height, largely resulting from the replacement of the existing roof form, would not appear excessive or out of keeping. The proposal would further consolidate a coherent residential enclave within the business park.

The development would not result in unacceptable loss of light, outlook or overbearing impact to neighbouring occupiers. The proposed flats meet Nationally Described Space Standards and noise would be satisfactorily mitigated. The site is within a sustainable location with access to services, employment and public transport. The proposal includes appropriate parking, cycle storage and access arrangements, and no detrimental highway safety concerns have been identified. Matters relating to flood risk, drainage, landscaping, contamination and ecology have been satisfactorily addressed, with conditions recommended where necessary.

The development is compliant with planning obligations relating to affordable housing, Thames Basin Heaths Special Protection Area mitigation and green infrastructure and employment and skills provision. These matters will be secured through a Section 106 Agreement and planning conditions.

Overall, the proposal accords with the development plan and national planning policy. Subject to the completion of the Section 106 Agreement and the recommended conditions, the application is recommended for approval.

RELEVANT PLANNING HISTORY		
Application No.	Description	Decision & Date
242785	Prior approval submission for change of use of the ground and 1st floors to 32no. residential dwellings (Use Class C3).	Approved: 03.02.2025
242784	Prior approval submission for erection of a two-storey upwards extension to provide 32no. residential dwellings on the 2nd and 3rd floors.	Prior Approval not available: 07.02.2025
213975	Full application for the proposed removal of the existing roof structure and the erection of a new second floor providing 11 No. 1 & 2 bedroom apartments, including 4 affordable housing units (36%), together with a cycle & refuse store.	Approved: 13.06.2022
210166	Prior approval submission for the proposed change of use from office (Class E(i)) to 30 no. residential dwellings (Class C3)	Approved: 11.03.2021

200540	Prior Approval submission for the proposed change of use from office (Class B1) to 54no. residential dwellings (Class C3)	Refused 08.04.2020
193259	Prior Approval submission for a proposed change of use from Office Use (Class B1(a) to 40no. residential dwellings (Class C3).	Refused 04.02.2020
193281	Prior Approval submission for a proposed change of use from Office Use (Class B1(a) to 14no. residential dwellings (Class C3)	Refused 04.02.2020
192602	Prior Approval submission for the proposed change of use of existing office building (Use Class B1(a)) to 40no. residential flats (Use Class C3)	Withdrawn 26.11.2019
192688	Prior Approval submission for the proposed change of use of existing office building roof space (use class B1(a)) to 14no. residential flats (Use Class C3)	Withdrawn 26.11.2019
182428	Application for Prior Approval for the proposed change of use from office to 30no. residential dwellings	Approved 30.10.2018

DEVELOPMENT INFORMATION	
Proposed units	Additional 29 no. new dwellings (72 in total)
Site Area	4,080 sqm
Proposed density - dwellings/hectare	176 DPH
Number of affordable units proposed	9
Previous land use	Office / residential
Existing parking spaces	80
Proposed parking spaces	73
CONSTRAINTS	Major Development Location Employment Area Potentially contaminated land consultation zone Thames Basin Heaths - Special Protection Area – 5 and 7 km

CONSULTATION RESPONSES	
Highways	Further information required
Drainage	No objection
Thames Valley Police	No objection subject to recommendations
Royal Berkshire Fire and Rescue	No objection subject to recommendations

Thames Water	No objection subject to recommended conditions.
Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board	Contribution requested

REPRESENTATIONS

Town/Parish Council:

The development at 4 storeys high is out of keeping with the area and the density of the development is an issue. The lack of amenity space and no area for children to play is a big concern, particularly if seen with the other similar developments in the area where there are no amenity spaces. There are concerns over safety of pedestrian access.

Local Members:

I am concerned that the proposed additional 2 storeys will be out of keeping with the area and density of the development is an issue. I am particularly concerned about safety of access for residents who are walking and/or cycling, particularly those with children, as the pedestrian access arrangements are woefully inadequate. the lack of amenity space is already an issue - children can often be seen playing the car parking areas and streets - the addition of a further 2 storeys will exacerbate this lack of amenity space. I object under CP3a) mass, CP3g) open space and CP5) density

Neighbours:

1 letter of objection received raising the following point:

- It will cause lot of stress and it will ruin our privacy.

PLANNING POLICY

National Planning Policy Framework
National Design Guide
National Planning Practice Guidance

Core Strategy (CS)

CP1 – Sustainable Development
CP2 – Inclusive Communities
CP3 – General Principles for Development
CP4 – Infrastructure Requirements
CP5 – Housing Mix, Density and Affordability
CP6 – Managing Travel Demand
CP7 – Biodiversity
CP8 – Thames Basin Heaths Special Protection Area
CP9 – Scale and Location of Development Proposals
CP15 – Employment Development

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
CC10 – Sustainable Drainage
TB05 – Housing Mix
TB07 – Internal Space Standards
TB08 – Open Space, Sport and Recreational Facilities Standards
TB11 – Core Employment Areas
TB12 – Employment Skills Plan
TB21 – Landscape Character
TB23 – Biodiversity and Development

Emerging Local Plan Update

Policy SS1: Sustainable development principles
Policy SS2: Spatial strategy and settlement hierarchy
Policy SS3: Development within or adjacent to major and modest settlements
Policy SS10: Meeting our housing needs
Policy SS14: Sites allocated for residential, including residential as part of mixed-use development
Policy CE1: Design principles for efficient buildings
Policy CE3: Environmental standards for residential development
Policy CE6: Reducing energy consumption in existing buildings
Policy C1: Active and sustainable transport and accessibility
Policy C2: Mitigation of transport impacts and highways safety and design
Policy C4: Green and blue infrastructure and public rights of way
Policy C5: Parking and electric vehicle charging
Policy ER4: Employment and skills plans
Policy H1: Housing mix, density and standards
Policy H3: Affordable housing
Policy FD1: Development and flood risk (from all sources)
Policy FD2: Sustainable drainage
Policy NE1: Biodiversity and geodiversity
Policy NE2: Biodiversity net gain
Policy NE5: Landscape and design
Policy DH1: Place making and quality design
Policy HC4: Open space, sports, recreation and play facilities
Policy HC7: Light pollution
Policy HC8: Noise pollution

Other

Borough Design Guide Supplementary Planning Document
CIL Guidance + 123 List
Affordable Housing Supplementary Planning Document
Sustainable Design and Construction Supplementary Planning Document

PLANNING ISSUES

Description of Development:

1. The application site relates to a two-storey 1980s office building with ancillary car parking and landscaping and is accessed off Fishponds Road and Oaklands Park. The site sits within Mulberry Business Park which was originally developed as a business park with a mix of offices and industrial units. However, following amendments to the General Permitted Development Order, which allows conversions of offices to residential without the need for full planning permission, several buildings in the immediate area have been the subject of such conversion proposals. Most notably, these include Nigra House, Rosa House and Ilex House.

2. The existing building benefits from Prior Approval for conversion to 35 residential flats under application reference 242785. Planning permission has also been granted for the addition of one further storey under application reference 213975 to create 11 additional units. The current application seeks permission to add two additional storeys to the original building, resulting in a four-storey form along with a north-facing extension. The proposal would increase the number of residential units by 29, from the 43 units already approved, to a total of 72 flats. Ancillary landscape works around the building are also proposed to accommodate parking and bin storage.

Principle of Development:

3. 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 (MDD) 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.

4. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories.

5. The site is located within a Major Development Location and also within a Core Employment Area. The principle of using this building for residential purposes is already established. Prior Approval for the change of use from offices to residential flats was first granted in 2018 (ref. 182428) and renewed in 2021 and 2025 (ref. 210166 and 242785). Planning permission was subsequently granted in 2022 (ref. 213975) for an additional storey to create 11 flats. As such, the principle of the residential use of the building is well established.

6. The proposed development reflects similar redevelopment in the immediate area. Rosa House and Ilex House both changed from offices to residential under Prior Approvals and were later upwardly extended to provide further flats. To the south, Sorbus House is a purpose-built residential block, constructed following the demolition of a fire-damaged office building. Together, these schemes have formed a small residential cluster, to which Indigo House would be a logical and coherent part of.

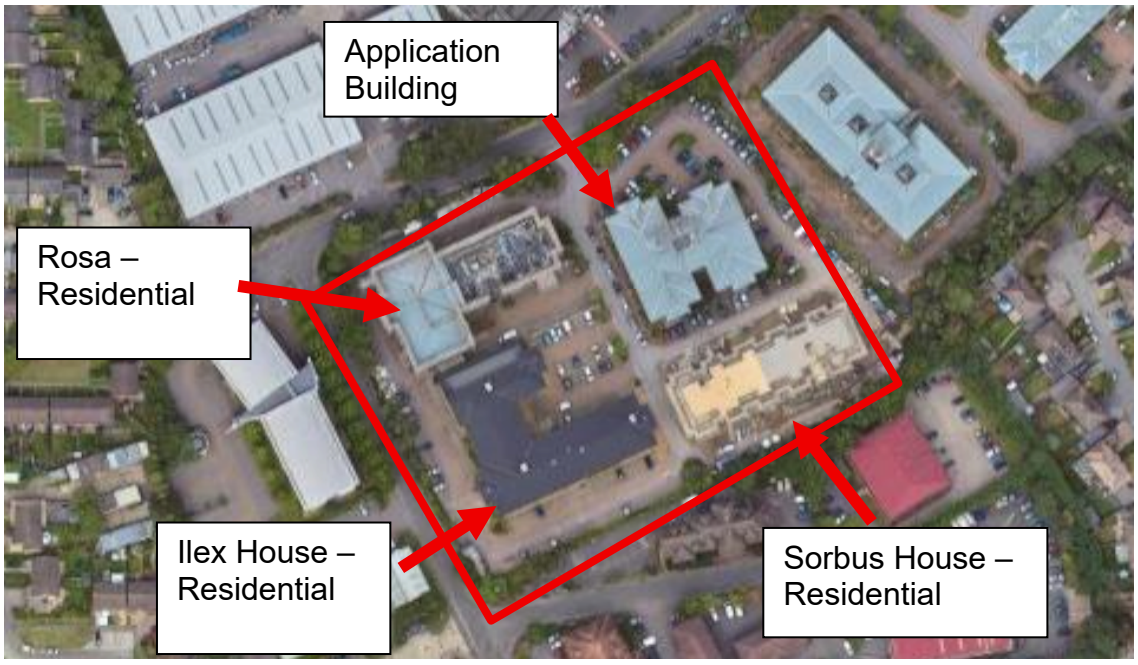
7. Accordingly, the principle of extending the building for residential use is considered acceptable, subject to the assessment of the material considerations set out below.

Character of the Area:

8. Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. R9 of the Council's Borough Design Guide states that the height of residential buildings should respond to the prevailing heights in the local context, the scale and importance of the space that the building will define and the position of the building line in relation to the street.

9. The proposed second floor extension would continue the form and design of the floors below, incorporating matching architectural features, including recessed and projecting elements. The third floor would be flat-roofed and set back from the side elevations, providing a defined upper level that visually reduces its prominence and contributes to a cohesive overall design. A separate projecting extension would continue the form and design of the main building.

10. The building is located within a group of residential buildings that predominantly comprise former office buildings converted to residential use, many of which added additional storeys. The character of the immediate area reflects this pattern of development, with buildings retaining elements of their former office use. The proposal would be consistent with this established character and would sit within the immediate context and setting of surrounding converted buildings. The proposal would also provide some benefit by rounding off the existing cluster of residential buildings, resulting in a clearly defined and coherent residential enclave (see aerial image below). This would avoid the fragmentation that currently arises from apartments being interspersed among commercial uses, thereby creating a more logical, legible, and compatible pattern of development.



11. The proposed upward extension would increase the overall height of the building by approximately 1.5 metres. This limited increase arises from the removal of the existing hipped roof and its replacement with a flat roof. The resulting building would have an overall height of approximately 13 metres, which is comparable with nearby residential developments, including Rosa House (approximately 12.2 metres), Ilex House (approximately 12.5 metres) and Sorbus House (approximately 12.3 metres). The use of a flat roof is also consistent with the design approach at Sorbus House to the south.

12. The proposed scale and density of development is comparable to the surrounding residential buildings. The scheme would deliver approximately 176 dwellings per hectare, compared to approximately 150 dwellings per hectare at the adjacent Rosa development. Ilex House contains a similar number of flats (63) and includes a third-floor extension, while Sorbus House provides 38 flats across four storeys. In this context, a four-storey residential building accommodating 72 flats and meeting internal space standards is considered appropriate for this location.

13. Overall, the proposed development would have an acceptable impact on the character and appearance of the area.

Residential Amenities:

14. Office-to-residential conversions at Rosa House and Ilex House are located to the west of the application site. The section of Rosa House facing Indigo House comprises a flank elevation containing a staircase serving the flats. While this elevation includes windows, these serve dual-aspect rooms and do not represent the principal outlook for the flats, whose main windows are oriented north and south, away from the application site. As a result, the proposal would not lead to a detrimental loss of light or an overbearing impact on the occupants of this building.

15. Ilex House has a horseshoe-shaped footprint, with the principal windows to the flats either being positioned at an oblique angle to the application building or located at a significant separation distance of approximately 49 metres. Having regard to this relationship and the orientation of the buildings, the proposed upward extension would not result in an overbearing impact, unacceptable loss of light or loss of privacy.

16. Sorbus House, a residential block of flats, is located to the south of the site. The Borough Design Guide advises that where new development faces an elevation containing a habitable room window, a 25-degree vertical angle should be drawn from the centre of the window and remain unobstructed. The upward extension complies with this guidance, and no unacceptable loss of light to habitable room windows would arise.

17. The front extension to the building would be located on the north elevation away from the neighbouring residential buildings.

18. The site is located within a business park that now includes a newly established residential enclave, characterised by relatively large buildings in a cluster. Within this context, the spatial relationship created by the proposed upward extension is acceptable and would not result in an overbearing impact or unacceptable loss of light.

19. Nigra House, located to the east of the site, is in commercial use. The proposed development would not result in any unacceptable overbearing impact or loss of amenity to this building.

20. The proposed development would have an acceptable impact on neighbouring occupiers. In addition, the building benefits from prior approval for office-to-residential conversion and planning permission for an additional storey, which establishes the existing relationship between the application site and surrounding buildings. The proposed addition of one further storey and a northward extension would not detrimentally alter this relationship.

Amenity Space for Future Occupiers:

21. The application is supported by proposed floor plans which demonstrate that all residential units would meet the Nationally Described Space Standards. The building is served by internal lifts, ensuring convenient and inclusive access to all floors. A number of the upper-floor flats would benefit from private outdoor amenity space in the form of terraces. This approach is consistent with other approved schemes in the locality, including the conversion of Ilex House and Rosa. The building benefits from Prior Approval for conversion to residential use, which establishes the principle of residential occupation on the site and the current proposal does not materially change the living conditions that would otherwise arise from that fallback position.

22. Given the high-density character of the area and the predominance of one- and two-bedroom flats, it is not uncommon for developments of this nature to provide limited on-site private amenity space. Open spaces within proximity include Leslie Sears and Viking Field, Latimer Road and further afield the parks and recreation space within the town centre. A gym is also located in the building for the use of residents.

23. Having regard to the size and layout of the proposed flats, the accessibility of the building, the provision of private and nearby public amenity space, and the established acceptability of residential use on the site, the proposed development is considered to provide an acceptable standard of amenity for future occupiers. The development is also required to contribute to Green Infrastructure in accordance with policy TB08 and this will be secured by a recommended Legal Agreement.

Noise and Disturbance:

24. As stated, Although the site is located within an area characterised by commercial development, the buildings immediately to the west and south are in residential use. The site to the east, known as Nigra House, benefits from planning permission (ref. 240575) for demolition and redevelopment to provide a building accommodating Use Classes E(g)(ii), E(g)(iii), B2 and B8. The approved scheme includes an external service yard.

25. The Borough Design Guide advises that internal ambient noise levels within dwellings should not exceed 35 dB LAeq (16-hour) between 07:00 and 23:00 and 30 dB LAeq (8-hour) between 23:00 and 07:00.

26. As part of the assessment of the Nigra House redevelopment, the potential impact on the flats at Indigo House (the current application site) was considered, as there was an extant permission at the time (ref. 213975) for the addition of a further storey

to the building. A Noise Impact Assessment accompanied that application, and no objection was raised by the Council's Environmental Health Team. The assessment identified external noise levels at the nearest façade of approximately 36–38 dB LAeq. With the assumed building fabric providing approximately 33 dB of sound insulation with windows closed and around 15 dB with windows partially open, predicted internal noise levels would be approximately 5 dB LAeq with windows closed and 23 dB LAeq with windows partially open. These levels are well within the standards set out in the Borough Design Guide.

27. Conditions were also imposed on the Nigra House permission requiring compliance with specified noise limits, thereby providing an existing mechanism to control noise emissions and protect nearby residential occupiers. A Delivery Servicing plan was also secured by condition to minimise noise and disturbance from these activities. Therefore, it is highly relevant that the new building at Nigra House was designed and permitted with the understanding that the application site and surrounding buildings had a residential use.

28. A Noise Assessment was submitted in support of the Prior Approval application for the change of use of the application building to residential flats ref: 242785. That assessment similarly concluded that noise arising from the approved development at Nigra House would result in a "low impact" at the nearest residential receptors at all times and would be unlikely to cause noise disturbance.

29. Additional noise information has been submitted in support of the current application and is consistent with the conclusions of the previous assessments. The combined sound insulation measures within the neighbouring commercial building and the proposed residential building would provide satisfactory mitigation against noise from adjacent commercial uses.

30. Condition 17 is recommended requiring the provision of appropriate acoustic insulation and/or mechanical ventilation to ensure that acceptable internal noise levels can be maintained without the need to open windows. Subject to this condition, the proposed development would provide an acceptable acoustic environment for future occupants. This conclusion is consistent with the findings and conditions attached to the previous permissions affecting the site and its surroundings.

Access and Movement:

31. The existing access to the site is via Oaklands Park and this serves the neighbouring building Ilex House, Sorbus House and Rosa House. There are no known existing highway safety issues with the access and this will remain unchanged. There is an internal access road around the building and footpaths connecting to Oaklands Park that will be retained.

32. The development will provide 72 parking spaces, equivalent to 1 per flat. These are proposed to be non-allocated and this is consistent with the council's parking standards. A Parking Management Strategy/Plan is secured by recommended condition 7. Electric charging points are secured by condition 10.

33. The site is also in a sustainable location within a Major Settlement. Mollar Millars Lane is approximately 300m to the east and contains shops, services and bus stops. It is

also adjacent to multiple employment uses. As such there are realistic opportunities for residents to not be reliant on the use of private motor vehicles.

34. Cycle parking is proposed on site and the final details of this are secured by recommended condition 6. Whilst cycling has a relatively low modal share of journeys (2%), opportunities to store cycles are an important aspect of providing sustainable transport options.

Flooding and Drainage:

35. The site is located within Flood Zone 1. There are some areas with a low risk of surface water flooding on the hard surfaced areas surrounding the building that is typical of the wider business park. The site is brownfield and the location of the extension will be positioned on existing hard surfacing.

36. A detailed surface water drainage strategy with hydraulic calculations and drainage layout including SuDS features has been submitted. Water run-off from the new extension would be attenuated via an under-storage tank which will be slowly released into the existing network. This results in a betterment as existing water run-off from the hard surfacing drains straight into the existing network.

37. The LLFA has advised that the drainage strategy is acceptable and condition 11 is recommended to ensure it is implemented and maintained in perpetuity.

38. Thames Water has advised that they have no objection regarding wastewater and Sewage Treatment Works infrastructure capacity. They have advised that as the development is within 15 metres of a strategic sewer, condition 13 is recommended ensuring that any piling required is supported by an appropriate method statement to ensure the sewer is not damaged.

Landscape and Trees:

39. MDD Local Plan Policy CC03 aims to protect and retain existing trees, hedges and other landscape features. Core Strategy Policy CP3 aims to create a sense of place in the way buildings integrate with their surroundings including the use of appropriate landscaping.

40. Whilst the site has been historically used as an office block in a business park, there is existing landscaping around the edge of the site and also small areas around the perimeter of the building. This proposed front extension would result in the loss of small areas of landscaping but this would have a negligible impact to the character and appearance of the area. The trees to the front of the site along Fishponds Road will be retained. Condition 15 secures a detailed landscaping plan.

Contamination:

41. From historical maps and landfill data it is unlikely the site rests directly upon landfilled ground. Historically to the north of the site was Molly Millars Lane landfill which was landfilled circa 1964, this area once formed a part of the Brickworks. To the south of the site was Blue Pool Landfill, originally a tailings pit, then infilled with water and landfilled circa 1975. The waste disposed of was reported as Inert, Industrial, Commercial and Special Waste.

42. Previous Prior Approval applications to convert the building were supported by the Environmental Health Team after assessments of the site concluded that no migrating landfill gas was detected in the building. The proposed development will include a new extension to the building and therefore it is reasonable to recommend condition 19 to ensure that if contamination is found it is remediated accordingly.

Ecology:

43. There is a very minor loss of landscape to the front of the site to facilitate the development. The site is not within an ecologically sensitive area and no evidence of bats was found in the submitted Bat Roost Assessment. The application requires mandatory Biodiversity Net Gain and a Biodiversity Net Gain Assessment has been submitted and the baseline assessment is agreed.

Thames Basin Heaths Special Protection Area:

44. Core Strategy Policy CP8 requires development which, either alone or in combination, is likely to have a significant effect on the Thames Basin Heaths Special Protection Area (TBH SPA) to demonstrate that adequate avoidance and mitigation measures are secured. The supporting text explains that proposals of 50 or more dwellings within 7 km of the TBH SPA are likely to have a significant effect.

45. Although the proposed extension would not, in isolation, result in 50 or more additional dwellings, appeal decision 172091 (Ilex House) confirms that where development relies on a combination of prior approval consents and new planning permissions, the cumulative increase in residential units should be taken into account for the purposes of TBH SPA mitigation. In that case, the roof extension itself provided only 14 additional units, but when considered alongside the overall office-to-residential conversion, the total number of dwellings exceeded 50, thereby triggering the requirement for mitigation.

46. In this instance, the cumulative effect of the overall conversion and extensions to the building similarly exceeds the relevant threshold. Accordingly, mitigation is required, and a SANG and SAMM contribution, secured through a Section 106 agreement, is recommended to ensure compliance with Policy CP8.

Sustainable Design and Construction

47. Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and R21 of the Borough Design Guide SPD requires that new development contribute to environmental sustainability and the mitigation of climate change.

48. Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions for developments of 10+ dwellings. This is a pre commencement requirement and is applied by condition 14. Regardless, the development would be detailed to comply with the Building Regulations.

Employment Skills Plan:

49. Policy TB12 of the MDD Local Plan states that for Proposals for major development should be accompanied by an Employment and Skills (ESP) plan to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. A S106 agreement ensures that an Employment Skill Plan or contribution in lieu for vocational opportunities is delivered.

Affordable Housing:

50. To meet the requirements of Policy CP5 of the Core Strategy, a minimum of 30% of the number of units (29) should be provided as affordable housing. This is rounded up to 9 dwellings. In light of the above, the proposals are compliant with policy CC05 of the and the wider objective of the NPPF. The section 106 agreement will secure 30% affordable housing subject to viability in line with the policy requirement.

Conclusion:

51. The site is located within a Major Development Location, identified as the borough's top-tier settlement and its most sustainable location for accommodating new residential development. The principle of the loss of office floorspace has been established through separate Prior Approval applications. The proposal would deliver an additional 29 residential units.

52. The development involves the re-use and extension of an existing building on previously developed (brownfield) land. As such, it represents an efficient use of land within a sustainable location. The delivery of new housing in this form supports the objectives of the development plan and is consistent with the NPPF, which seeks to prioritise brownfield land and sustainable locations for housing growth. In the context of the Borough's inability to demonstrate a five-year housing land supply, development of this nature makes a meaningful contribution to housing delivery while minimising environmental and landscape impacts, especially when compared to greenfield or out-of-settlement extensions.

53. The proposed development would have a character and scale similar to the other residential building in this cluster. There would be no detrimental impacts on neighbouring amenity and the flats meet internal space standards. There are no insurmountable drainage, landscape or highway safety objections.

54. As the Council cannot demonstrate a five-year housing land supply (currently 2.5 years), the proposal must be assessed against the tilted balance set out in paragraph 11(d)(ii) of the NPPF. In this case, the adverse impacts of the development would not significantly and demonstrably outweigh the benefits. Accordingly, planning permission is recommended for approval. For completeness, it is noted that even if a five-year housing land supply could be demonstrated, the proposal would still be recommended for approval as it complies with the Development Plan and the NPPF when assessed under a flat balance.

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 the protected groups 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 upon protected groups as a result of the development.

APPENDIX 1 - Conditions / informatives or Reasons for refusal

APPROVAL subject to the following conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
   Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. This permission is in respect of the submitted application plans and drawings numbered: JEA-COU-001b, JEA-COU-002b, JEA-COU-003b, JEA-COU-004b, JEA-COU-005b JEA-COU-006e and JEA-COU-012b. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
   Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.
   Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. The extensions of the building hereby approved shall only be occupied if the existing building is converted from an office into residential flats.
   Reason: To ensure the development is not part implemented resulting in a piecemeal building that does not provide satisfactory amenity for future residents.

5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.
   Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity

6. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.
   Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel.

7. Prior to the first occupation of the development hereby permitted, a Parking Management Strategy for the management of the on-site parking shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management and monitoring of all

parking spaces. The management of the parking within the site shall be in accordance with the approved details thereafter.
Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Core Strategy Policies CP1, CP6 and CP21.

8. No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning space has been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any purpose other than vehicle turning.
Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity.

9. No building shall be occupied until details of on-site collection area(s) for refuse and recyclable materials have been constructed in accordance with details to be submitted to and approved in writing by the local planning authority. The collection areas/ facilities shall be permanently retained as so-approved and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).
Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian environment.

10. Prior to the first occupation of any dwelling, details of the electric vehicle charging infrastructure for the development shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging facilities shall be installed and made available for use prior to first occupation and shall thereafter be retained and maintained in accordance with the approved details.
Reason: To ensure the development promotes sustainable transport, reduces reliance on fossil fuel vehicles.

11. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details ref: 25231-HOD-XX-22-DR-C-5100 P02, 25231-HOD-XX-XX-RP-C-5800 and 25231-HOD-XX-ZZ-DR-C-5700 P01. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
Reason: To prevent increased flood risk from surface water run-off.

12. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The statement shall provide details for but not be limited to the following:

(a) construction of suitable works access;
(b) the parking of vehicles of site operatives and visitors;
(c) loading and unloading of plant and materials;

(d) storage of plant and materials used in constructing the development;
(e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
(f) wheel washing facilities;
(g) measures to control the emission of dust and dirt during construction;
(h) a scheme for recycling/disposing of waste resulting from demolition and construction works;
(i) hours of construction;
(j) hours of delivery; and

Reason: In the interests of highway safety & convenience, neighbour amenities and ecology.

13. No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.
Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

14. Prior to the commencement of development, a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.
Reason: To ensure developments contribute to sustainable development.

15. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).
Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.
Reason: to ensure the site incorporates and maintain appropriate landscaping.

16. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in

any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation
Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

17. No development shall take place until a scheme for protecting the proposed the residential occupants of the building from noise has been submitted to and approved by the local planning authority. All works which form part of the scheme shall be completed before any part of the development is occupied and thereby maintained for the lifetime of the development.
Reason: to ensure satisfactory sound levels within the building and to ensure a satisfactory living environment for future residents.

18. The development hereby approved shall not be occupied until a scheme for external lighting has been submitted to and approved in writing. The details thereby agreed shall be maintained throughout the lifetime of the development.
Reason: To ensure the external areas of the building are satisfactorily lit for residential use.

19. No development shall take place until a site-specific contamination assessment for the north-facing extension has been submitted to and approved in writing by the Local Planning Authority. The assessment shall identify the nature and extent of any contamination and set out the remediation measures required to ensure the site is suitable for its proposed residential use. The approved remediation measures shall be fully implemented prior to first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the site is suitable for residential use and to protect the health of future occupiers.

20. The gym facilities hereby approved shall be accessible to all occupants of the building for as long as this facility remains on the building.
Reason: To ensure all residents have access to onsite facilities.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the Applicant.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development

should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act, the obligations in which relate to this development.

4. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website – Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

5. Public sewers are crossing or close to your development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures we have suitable and safe access to carry out maintenance and repairs. Please refer to our guide on working near or diverting our pipes:https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes Please ensure to apply to determine if a build over agreement will be granted.

6. Management of surface water from new developments should follow guidance under sections 167, 168 & 169 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://www.thameswater.co.uk/help/homeimprovements/how-to-connect-to-a-sewer/sewer-connection-design

7. The applicant should ensure compliance with the common escape route design criteria set out in Diagram 3.9 of ADB, Vol 1. Fire service access should comply with B5 of ADB Volume 1 2019 with additional local requirements below under the Berkshire Act 1986: Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the requirements stated in the current edition of Approved Document B. The applicant should be made aware of the following amendments:- The minimum carrying capacity for a pumping appliance is 16 tonnes. The minimum carrying capacity for a high reach appliance is 26 tonnes. Structures such as bridges should have the full vehicle carrying capacity.

APPENDIX 2 – Appropriate Assessment

The Conservation of Habitats and Species Regulations 2017
Screening Assessment and Appropriate Assessment

In the light of the "Sweetman Judgement" (People Over Wind and Sweetman v Coillte Teoranta, April 2018), the comments below comprise an Appropriate Assessment which includes advice on necessary avoidance and mitigation measures which is consistent with the advice provided to the Planning Inspectorate on such matters.

Summary of Response

WBC, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has been carried out which includes regard to mitigation requirements.

This site is located approximately 5-7 km (measured from the access road to the application site) from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

On commencement of the proposed development, a contribution (calculated on a per-bedroom basis) is to be paid to Wokingham Borough Council (WBC) towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in WBC's Infrastructure Delivery Contributions Supplementary Planning Document (SPD).

The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures.

In this instance, the proposed development would result in a net increase of 72 dwellings that includes 43 no 1 bedroom dwellings, 28 no 2 bedroom dwellings and 1 no 3 bedroom dwellings within 5-7km of the SPA which results in a total SANG contribution of £34,425.52.

The proposed development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £13,564.

The total SPA related financial contribution for this proposal is £47,989.52. The applicant must agree to enter into a S106/s111 agreement to secure this contribution prior to occupation of each dwelling. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, policy CP8 of the Core Strategy, and the NPPF.

1. The Conservation of Habitats and Species Regulations (2017) as amended

In accordance with The Conservation of Habitats and Species Regulations (2017) as amended, Regulation 63, a competent authority (in this case Wokingham Borough Council (WBC)), before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—

a. is likely to have a significant effect on a European site…(either alone or in combination with other plans or projects), and
b. is not directly connected with or necessary to the management of that site.

must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives.

A person applying for any such consent, permission or other authorisation must provide such information as WBC may reasonably require for the purposes of the assessment or to enable it to determine whether an appropriate assessment is required.

WBC must for the purposes of the assessment consult Natural England (NE) and have regard to any representations made by that body. It must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate. In the light of the conclusions of the assessment, and subject to Regulation 64 (Considerations of overriding public interest), WBC may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.

In considering whether a plan or project will adversely affect the integrity of the site, WBC must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which it proposes that the consent, permission or other authorisation should be given.

2. Stage 1 Screening for Likely Significant Effects

WBC accepts that this proposal is a 'plan or project' which is not directly connected with or necessary to the management of a European Site. The Thames Basin Heaths Special Protection Area (SPA) is a European designated site which affects the borough, and WBC must ensure that development does not result in an adverse impact on the SPA. The potential adverse effects on the integrity of the SPA include recreational activities from inside the SPA and air pollution from inside and outside the SPA.

At this stage WBC cannot rule out 'likely significance effects' on the SPA (alone or in combination with other plans or projects) because the proposal could undermine the Conservation Objectives of these sites. This is because the proposal lies within 5-7 km of the SPA and:

- represents a net increase of 50 dwellings within 5 – 7km of the Thames Basin Heaths Special Protection Area (SPA) which will lead to an increase in local population and a potential increase in recreational activity on the SPA

As the 'likely significance effects' cannot be ruled out at this stage an Appropriate Assessment must be undertaken.

3. Stage 2 Appropriate Assessment

Based on the information proposed by the applicant, WBC must decide whether or not an adverse effect on site integrity (alone or in combination with other plans or projects) can be ruled out. Mitigation may be able to be provided so that the proposal is altered to avoid or reduce impacts.

The following policies and guidance set out WBC's approach to relevant avoidance and mitigation measures which have been agreed with Natural England. For the majority of housing developments this will comprise the provision of (or contribution towards) Suitable Alternative Natural Greenspace (SANG) and a contribution towards the Strategic Access Management and Monitoring (SAMM) Project. The financial contributions towards SANG would be either through an obligation in a s106 agreement that requires WBC to allocate an appropriate amount of the development CIL receipt towards the provision of SANG, or through an obligation in an agreement

under s111 of the Local Government Act, that requires the developer to make an appropriate financial contribution towards the provision of SANG (to be used in the event that the developer successfully seeks CIL relief). Developers will be required to secure an appropriate financial contribution to the SAMM project through an obligation in a s106 agreement.

For SDL development (and occasionally some other larger non SDL developments) within 5km of the SPA, SANG is required at a minimum of 8 ha per 1,000 new residents, constructed and delivered to Natural England's quality and quantity standards and a contribution towards pan SPA access management and monitoring (as advised by the Thames Basin Heaths Joint Strategic Partnership Board). For SDL development (and occasionally some other larger non SDL developments) between 5 and 7km, the proposals will need to be individually assessed but it is likely that SANG will be required on site in line with Natural England's quality and quantity standards, although the exact requirement will be agreed having regard to evidence supplied.

a. Policies and Guidance

For this proposal the following guidance and policies apply:

- South East Plan (May 2009) Policy NRM6 (Thames Basin Heaths Special Protection Area) http://webarchive.nationalarchives.gov.uk/20100528160926/http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/
- Wokingham Borough Core Strategy (2010) Policy CP8 (Thames Basin Heaths Special Protection Area) sets out the approach WBC will take in order to protect the TBH SPA https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf
- Wokingham Borough Core Strategy (2010) Policy CP7 (Biodiversity) sets out the approach WBC will take in order to protect national and international nature conservation sites https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf
- Wokingham Borough Managing Development Delivery Local Plan (2014) Policy TB23 (Biodiversity and Development) https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20MDD.pdf
- Infrastructure Delivery and Contributions SPD (2011) https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20Infrastructure%20De~nd%20Contributions%20SPD.pdf

The project as proposed would not adversely impact on the integrity of the SPA if avoidance and mitigation measures are provided as stipulated by these policies and guidance.

b. SPA Avoidance and Mitigation Measures

i) The provision of Suitable Alternative Natural Greenspace (SANG) and its ongoing maintenance in perpetuity.

In accordance with the development plan, the proposed development will be required to provide alternative land to attract new residents away from the SPA. The term given to this alternative land is Suitable Alternative Natural Greenspace (SANG).

As this development is not part of an SDL, the developer may make a payment contribution towards strategic SANGs in line with schedule below (most likely this will be at Rooks Nest Wood SANG although it is subject to SANGs capacity in the right location within Wokingham borough). An occupation restriction will be included in the Section 106 Agreement in order to ensure that the contribution has been made prior to occupation of the dwellings. This gives the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and Core Strategy Policy CP8.

The development will result in a combined net increase of 72 no dwellings, broken down as follows: 43 no 1 bedroom dwellings, 28 no 2 bedroom dwellings and 1 no 3 bedroom dwellings. Depending on the dwelling mix, the level of SANG payments are set out as follows:

No. of bedrooms	SANG Contribution 5km OR 5-7km	Aggregate SANG Contribution
1 bedroom	£423.35	£18,204.05
2 bedrooms	£553.39	£15,494.92
3 bedrooms	£726.55	£726.55
Total SANG Contribution		£34,425.52

ii. Strategic Access Management and Monitoring (SAMM) Contribution

The proposed development will also be required to make a contribution towards Strategic Access Management and Monitoring (SAMM). This project funds strategic visitor access management measures on the SPA to mitigate the effects of new development on it.

From 1st April 2023 SAMM contributions have been updated across the 11 Local Authorities affected by the Thames Basin Heaths Special Protection Area. Following engagement with Natural England, the Joint Strategic Partnership Board agreed this change is necessary to ensure sufficient income is raised to cover the costs of the SAMM project in perpetuity. Without this change the SAMM project would be at risk of being unable to deliver the objectives of the SAMM project, and therefore secure positive outcomes for the SPA

The level of contributions are calculated on a per bedroom basis. The application for this development is for 43 no 1 bedroom dwellings, 28 no 2 bedroom dwellings and 1 no 3 bedroom dwellings. Depending on the dwelling mix, the level of SAMM payments are calculated as follows:

No. of bedrooms	SAMM Contribution	Aggregate SAMM Contribution
1 bedroom	£162.00	£6,966
2 bedrooms	£ £225.00	£6,300
3 bedrooms	£298.00	£298
Total SAMM Contribution		£13,564

Prior to the permission being granted the applicant must enter into a Section 106 Agreement based upon the above measures.

4. Conclusion

An Appropriate Assessment has been carried out for this development in accordance with the Habitats Regulations 2017. Without any appropriate avoidance and mitigation measures the Appropriate Assessment concludes that the development in combination with the conversion of the building is likely to have a significant effect upon the integrity of the SPA with the result that WBC would be required to refuse a planning application.

Provided that the applicant is prepared to make a financial contribution (see above) towards the costs of SPA avoidance and mitigation measures, the application will be in accordance with the SPA mitigation requirements as set out in the relevant policies above.

WBC is convinced, following consultation with Natural England, that the above measures will prevent an adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 63(5) of the Conservation of Habitats and Species Regulations (2017) as amended, and permission may be granted.

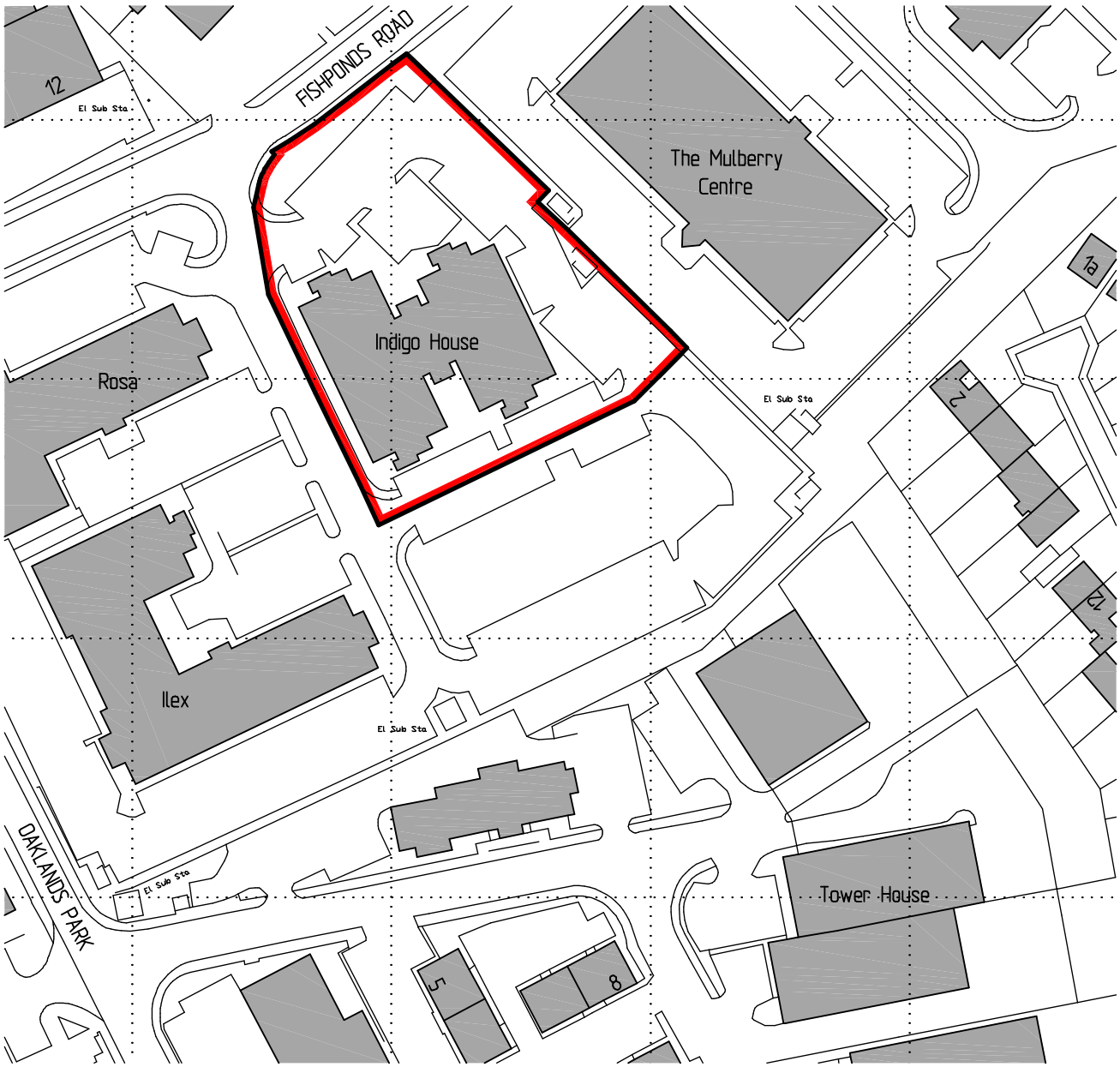
If the applicant does not agree with the above mitigation and does not enter into a Section 106 Agreement to secure the measures, then the application must be refused using the following reason for refusal.

5. Example Reason for Refusal

In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 as amended and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

School Hill Cottage | School Hill | Farnham | Surrey | GU10 1HY

E: info@jearchitecture.co.uk | W: www.jearchitecture.co.uk | T: 01252 781602



OS Map@1:1250

©Crown copyright and database rights, 2025. Ordnance Survey 0100031673

Client Details:
Mr. Arjun Gill | Indigo House, Mulberry Business Park, Wokingham, RG41 2GY

JEA-COU-012b	24-026	16.04.25
Drawing Number:	**Project No:**	**Drawn On:**

Drawing Title:
Location Plan

61

1:1250	JE	JE	B
Scale@A4:	**Drawn:**	**Checked:**	**Revision:**

This page is intentionally left blank



Notes:
These Drawings have been produced by JE Architecture and are copyright of JE Architecture Ltd.
- Do not scale from this drawings
- All dimensions are in millimeters
- All dimensions to be checked on site

These Plans are for Planning Purposes Only

Rev	Date	Comments
E	26.01.2026	Amendments from Highways
D	13.11.2025	Amendments from Highways
C	05.06.2025	Amendments Following Consultation
B	21.02.2025	Balcony Added and 25° Line Updated
A	14.01.2025	Council Plans Amended
	14.08.2024	Planning Application Prepared

JE Architecture Ltd.
School Hill Cottage
School Hill
Farnham
Surrey
GU10 1HY
E: info@jearchitecture.co.uk
W: www.jearchitecture.co.uk

Client:
Mr. Arjun Gill

Project Address:
Indigo House
Mulberry Business Park
Wokingham
Berkshire
RG41 2GY

Drawing Status:
PRELIMINARY

Drawn On:
Thursday 13 November 2025

Drawn By:
Jack Eddy

Scale:
1:200@A1

Drawing Title:
Proposed Site Layout

Drawing Number:
JEA-COU-006e

This page is intentionally left blank



Proposed Ground Floor Plan

0 1 2 3 4 5

Notes:
These Drawings have been produced by JE Architecture and are copyright of JE Architecture Ltd.
- Do not scale from this drawings
- All dimensions are in millimeters
- All dimensions to be checked on site

These Plans are for Planning Purposes Only

Rev	Date	Comments
B	21.02.2025	Balcony Added and 25° Line Updated
A	14.01.2025	Council Plans Amended
	14.08.2024	Planning Application Prepared

JE Architecture Ltd.
School Hill Cottage
School Hill
Farnham
Surrey
GU10 1HY
E: info@jearchitecture.co.uk
W: www.jearchitecture.co.uk

Client:
Mr. Arjun Gill

Project Address:
Indigo House
Mulberry Business Park
Wokingham
Berkshire
RG41 2GY

Drawing Status:
PRELIMINARY

Drawn On:
Monday 10 March 2025

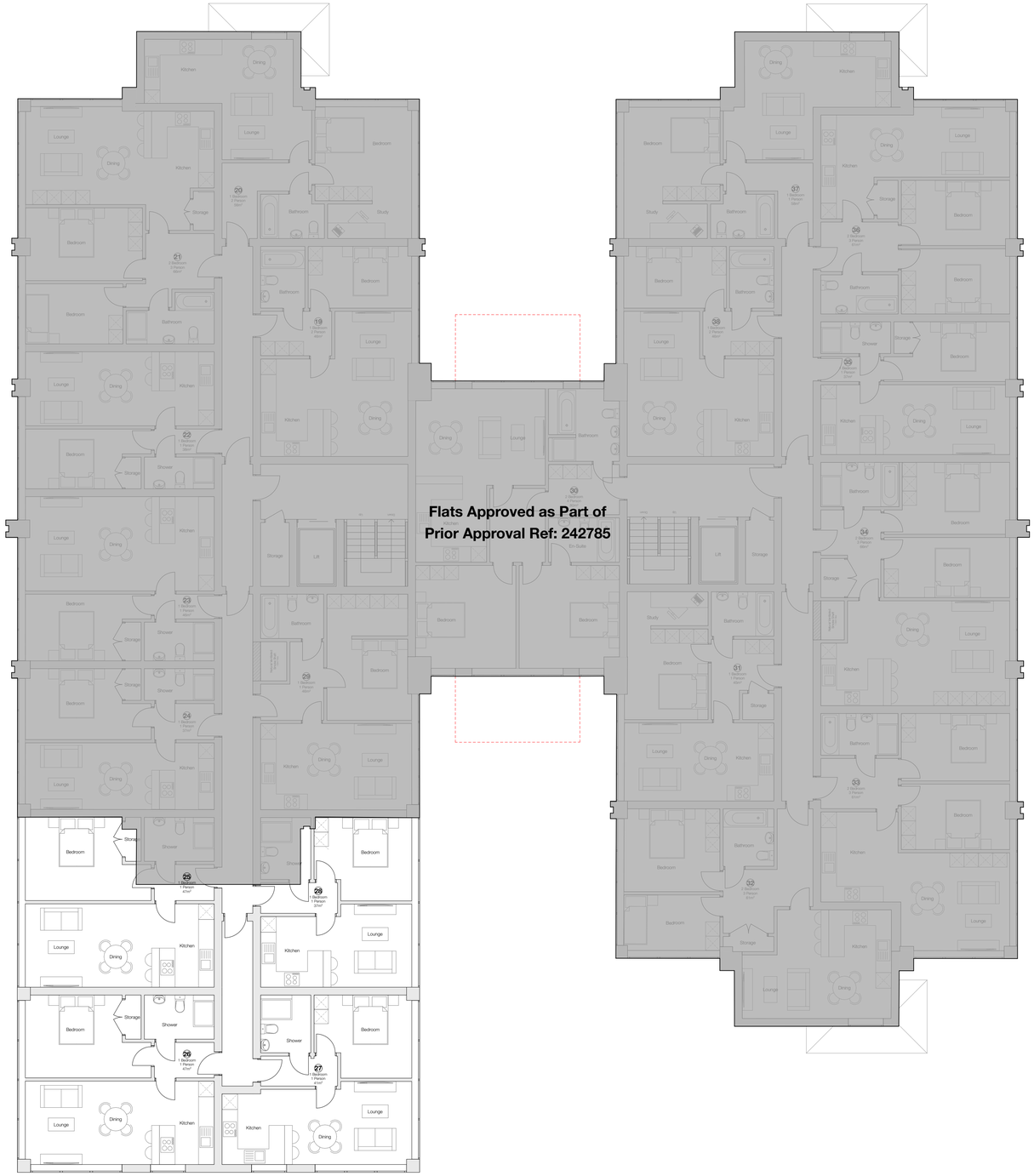
Drawn By:
Jack Eddy

Scale:
1:100@A1

Drawing Title:
Proposed Ground Floor

Drawing Number:
JEA-COU-001b

This page is intentionally left blank



Proposed First Floor Plan

0 1 2 3 4 5

Notes:
These Drawings have been produced by JE Architecture and are copyright of JE Architecture Ltd.
- Do not scale from this drawings
- All dimensions are in millimeters
- All dimensions to be checked on site

These Plans are for Planning Purposes Only

Rev	Date	Comments
B	21.02.2025	Balcony Added and 25° Line Updated
A	14.01.2025	Council Plans Amended
	14.08.2024	Planning Application Prepared

JE Architecture Ltd.
School Hill Cottage
School Hill
Farnham
Surrey
GU10 1HY
E: info@jearchitecture.co.uk
W: www.jearchitecture.co.uk

Client:
Mr. Arjun Gill

Project Address:
Indigo House
Mulberry Business Park
Wokingham
Berkshire
RG41 2GY

Drawing Status:
PRELIMINARY

Drawn On:
Monday 10 March 2025

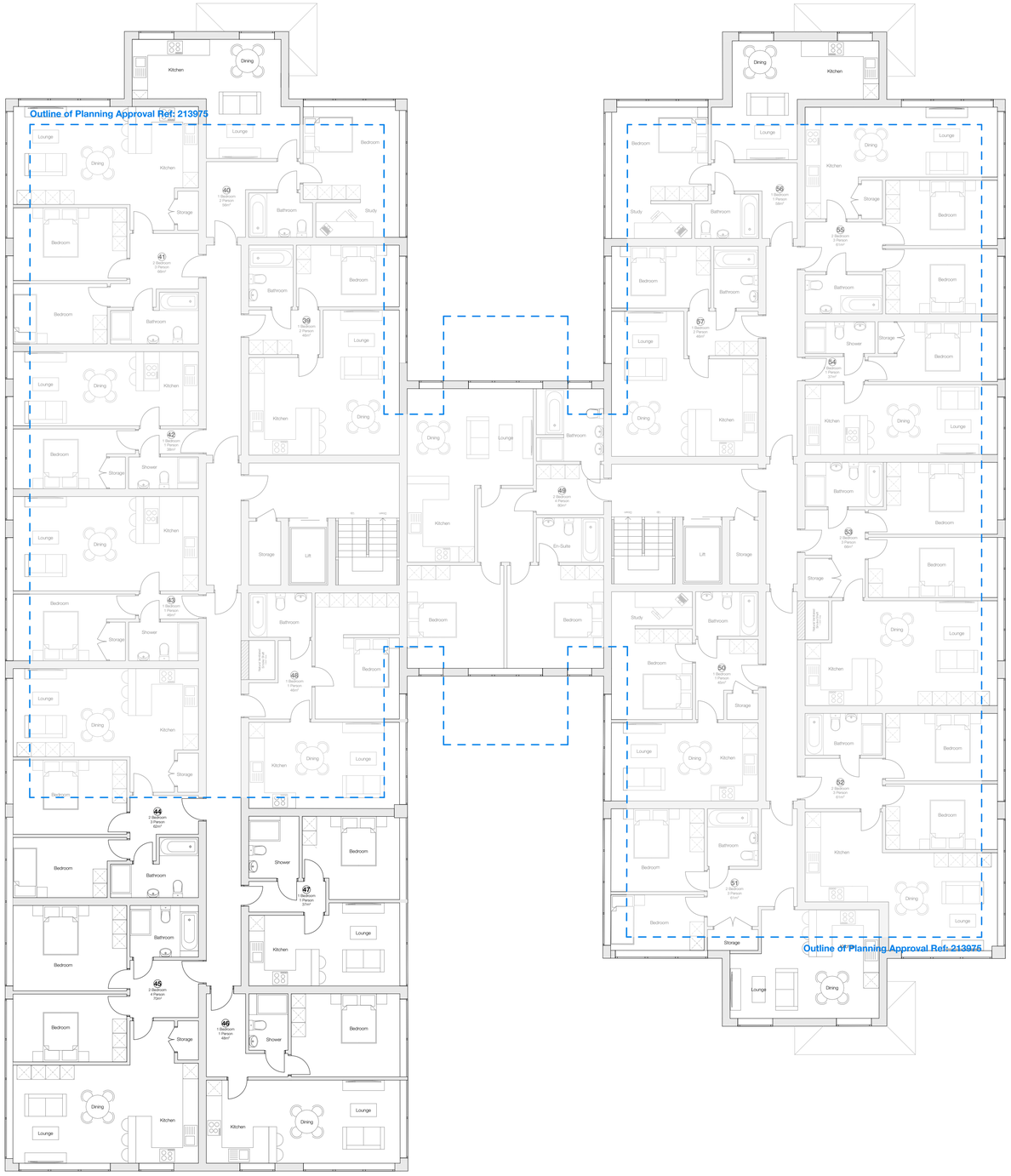
Drawn By:
Jack Eddy

Scale:
1:100@A1

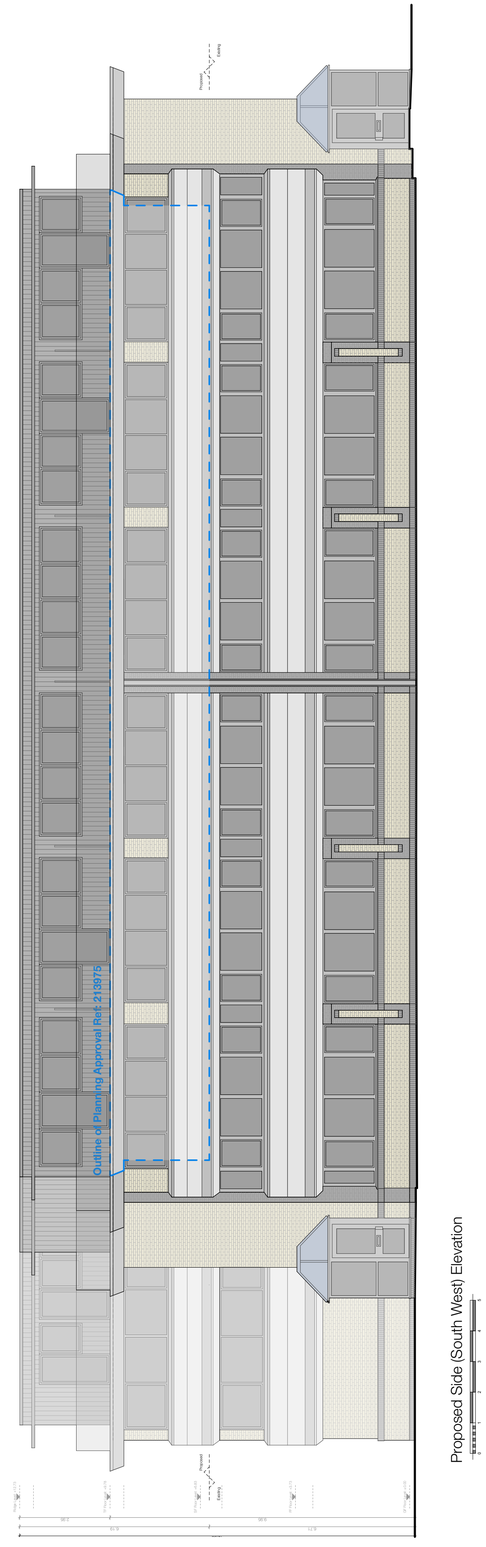
Drawing Title:
Proposed First Floor

Drawing Number:
JEA-COU-002b

This page is intentionally left blank



Proposed Second Floor Plan



Proposed Side (South West) Elevation

Notes:
These Drawings have been produced by JE Architecture and are copyright of JE Architecture Ltd.
- Do not scale from this drawings
- All dimensions are in millimeters
- All dimensions to be checked on site

These Plans are for Planning Purposes Only

Rev	Date	Comments
B	21.02.2025	Balcony Added and 25° Line Updated
A	14.01.2025	Council Plans Amended
	14.08.2024	Planning Application Prepared

JE Architecture Ltd.
School Hill Cottage
School Hill
Farnham
Surrey
GU10 1HY
E: info@jearchitecture.co.uk
W: www.jearchitecture.co.uk

Client:
Mr. Arjun Gill

Project Address:
Indigo House
Mulberry Business Park
Wokingham
Berkshire
RG41 2GY

Drawing Status:
PRELIMINARY

Drawn On:
Monday 10 March 2025

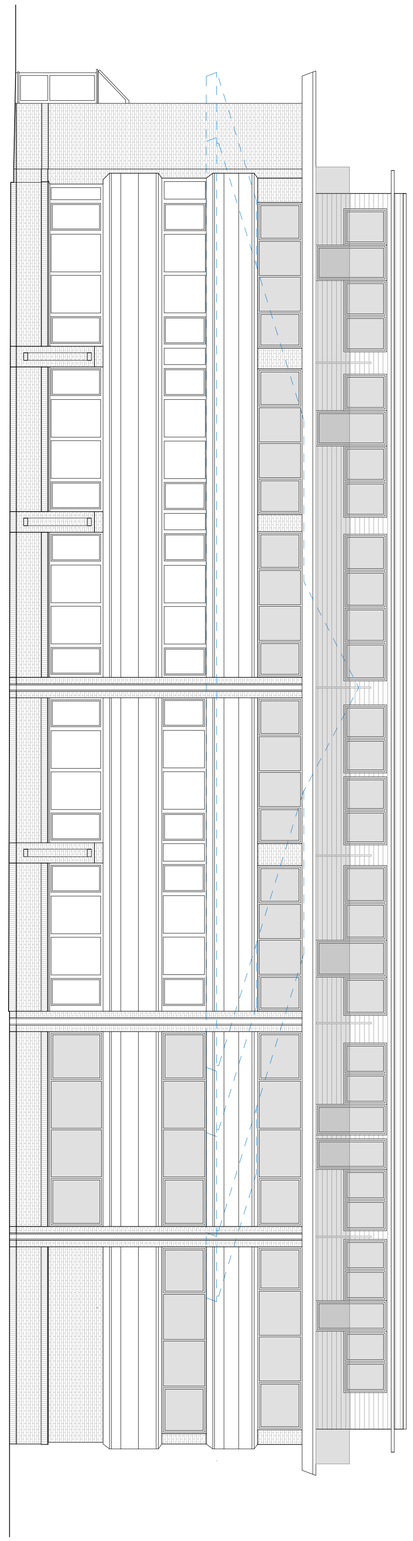
Drawn By:
Jack Eddy

Scale:
1:100@A1

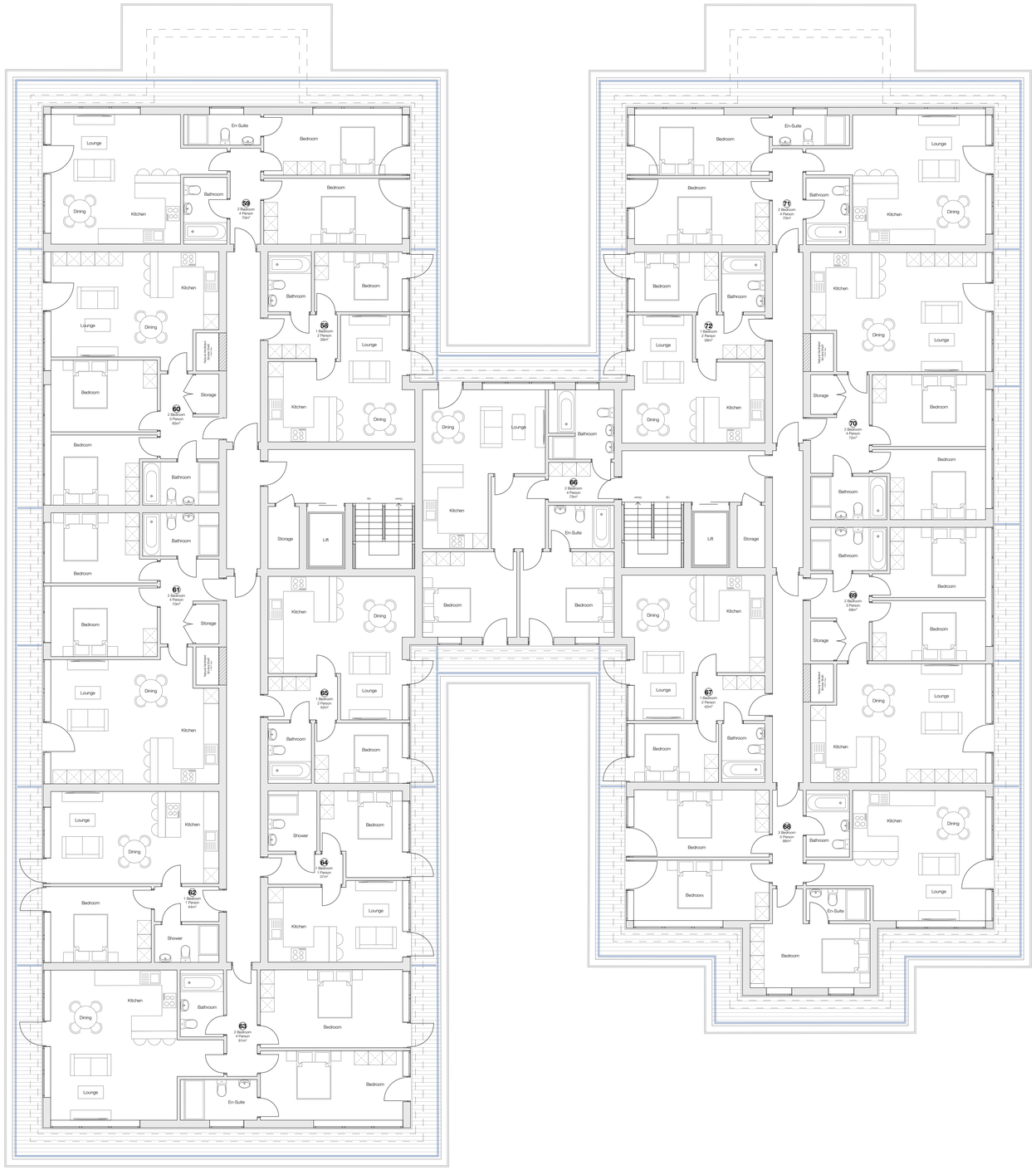
Drawing Title:
Proposed Second Floor

Drawing Number:
JEA-COU-003b

This page is intentionally left blank



Proposed Side (North East) Elevation



Proposed Third Floor Plan

0 1 2 3 4 5

Notes:
These Drawings have been produced by JE Architecture and are copyright of JE Architecture Ltd.
- Do not scale from this drawings
- All dimensions are in millimeters
- All dimensions to be checked on site

These Plans are for Planning Purposes Only

Rev	Date	Comments
B	21.02.2025	Balcony Added and 25° Line Updated
A	14.01.2025	Council Plans Amended
	14.08.2024	Planning Application Prepared

JE ARCHITECTURE
ARCHITECTURE STUDIO

JE Architecture Ltd.

School Hill Cottage
School Hill
Farnham
Surrey
GU10 1HY

E: info@jearchitecture.co.uk
W: www.jearchitecture.co.uk

Client:
Mr. Arjun Gill

Project Address:
Indigo House
Mulberry Business Park
Wokingham
Berkshire
RG41 2GY

Drawing Status:
PRELIMINARY

Drawn On:
Monday 10 March 2025

Drawn By:
Jack Eddy

Scale:
1:100@A1

Drawing Title:
Proposed Third Floor

Drawing Number:
JEA-COU-004b

This page is intentionally left blank



Proposed Front (North West) Elevation



Proposed Rear (South East) Elevation

Notes:
These Drawings have been produced by JE Architecture and are copyright of JE Architecture Ltd.
- Do not scale from this drawings
- All dimensions are in millimeters
- All dimensions to be checked on site

These Plans are for Planning Purposes Only

Rev	Date	Comments
B	21.02.2025	Balcony Added and 25º Line Updated
A	14.01.2025	Council Plans Amended
	14.08.2024	Planning Application Prepared

JE Architecture Ltd.
School Hill Cottage
School Hill
Farnham
Surrey
GU10 1HY
E: info@jearchitecture.co.uk
W: www.jearchitecture.co.uk

Client:
Mr. Arjun Gill

Project Address:
Indigo House
Mulberry Business Park
Wokingham
Berkshire
RG41 2GY

Drawing Status:
PRELIMINARY

Drawn On:
Monday 10 March 2025

Drawn By:
Jack Eddy

Scale:
1:100@A1

Drawing Title:
Proposed Elevations

Drawing Number:
JEA-COU-005b

This page is intentionally left blank

PLANNING REF : 250869
PROPERTY ADDRESS : Town Hall Market Place
: Wokingham
: RG40 1AS
SUBMITTED BY : The Wokingham Town Council P&T Committee
DATE SUBMITTED : 04/06/2025

COMMENTS:
The Committee have concerns regarding this application.

There are the following Objections.

The development at 4 storeys high is out of keeping with the area and the density of the development is an issue.

The lack of amenity space and no area for children to play is a big concern, particularly if seen with the other similar developments in the area where there are no amenity spaces.

There are concerns over safety of pedestrian access.

CP3 - General Principles for development
a) mass
g) open space

CP5 - Housing mix, density and affordability

If this is called in to the WBC Planning Committee, a WTC P&T Committee member will speak on behalf of Wokingham Town Coun
cil.

This page is intentionally left blank

PLANNING REF : 250869
PROPERTY ADDRESS : 26 Sheridan Way
: Wokingham
: RG41 3AP
SUBMITTED BY : Cllr Louise Timlin
DATE SUBMITTED : 04/06/2025

COMMENTS:
I am concerned that the proposed additional 2 storeys will be out of keeping with the area and density of the development is an issue. I am particularly concerned about safety of access for residents who are walking and/or cycling, particularly those with children, as the pedestrian access arrangements are woefully inadequate.
the lack of amenity space is already an issue - children can often be seen playing the car parking areas and streets - the addition of a further 2 storeys will exacerbate this lack of amenity space.

I object under CP3a) mass, CP3g) open space and CP5) density.
In the event that this application is recommended for approval I would like it to be listed and reported to the Planning Committee for the reasons stated above.

This page is intentionally left blank