

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                                                         |                                                      |
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| <b>Application Number:</b>                                                                                                                                                                                                                                                                              | 242999                                               |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                                    | Acrefield, Charvil Lane, Sonning, Wokingham, RG4 6TH |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                                     | 29 January 2025                                      |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                                                                 | 6 December 2024                                      |
| <b>Proposal:</b> Application to vary condition 2 of planning consent 230151 for the proposed erection of 2no dwellings following demolition of existing dwelling consent. Condition 2 refers to the approved plans and the variation is for the installation of Air Source heat pumps to the dwellings. |                                                      |

### **PLANNING CONSTRAINTS/STATUS**

Conservation Area  
Local Authorities  
Affordable Housing Thresholds  
Bat Roost Habitat Suitability  
Borough Parishes  
Scale and Location of Development Proposals  
Great Crested Newt Consultation Zone  
Nuclear Consultation Zone  
Borough Wards  
Radon Affected Area  
Landscape Character Assessment Area  
SSSI Impact Risk Zones  
Archaeological Sites Consultation Zone  
JCEB Mineral Safeguarding Areas  
Local Plan Update Submitted Sites  
Great Crested Newt Consultation Zone Minor

### **PLANNING POLICY**

|                             |                                                                                                                                                                                                                                                               |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                         |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP2 – Inclusive Communities<br>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals                                                                                                 |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB21 – Landscape Character<br>TB24 – Designated Heritage Assets |

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Other</b> | Borough Design Guide Supplementary Planning Document<br>Sonning Parish Design Statement<br>Sonning Design Appraisal |
|--------------|---------------------------------------------------------------------------------------------------------------------|

## **PLANNING HISTORY**

38068: Erection of garages and workshop. Approved 1992.

39195: Replacement dwelling. Approved 1992 (Not implemented)

41884: Replacement dwelling and balcony. Approved 1993 (Not implemented)

41909: Demolition of existing bungalow. Approved 1993

222/55: Erection of bungalow and garage. Approved 1995

F/2006/8272: Proposed erection of 6 dwellings following demolition of existing dwelling and outbuildings. Refused 28.09.2006

CA/2007/0256: Application for conservation area consent for demolition of one dwelling and outbuildings. Refused 26.03.2007

F/2007/0255: Proposed erection of 5 dwellings. Refused and dismissed at appeal 20.02.2008

CA/2010/2198: Application to demolish existing dwelling and outbuildings. Application withdrawn

F/2010/2197: Application to demolish existing buildings and erect 5 dwellings. Application withdrawn

CA/2011/0524: Application for conservation area consent for the demolition of existing dwelling and outbuildings. Conservation Area Consent Granted 29.11.2011

F/2011/0523: Proposed is the erection of five houses with associated access and parking; demolition of existing dwelling and outbuildings. Refused and appeal dismissed. 20.12.2012

F/2013/0140: Erection of 4 dwellings with gardens, parking and improved access, following demolition and removal of existing dwelling and outbuildings. Approved 18.09.2013

F/2015/0354: Erection of seven houses with associated access and parking. Demolition of existing dwellings and outbuildings. Refused and appeal dismissed. 31.03.2016

F/2015/0235: Erection of seven houses with associated access and parking. Demolition of existing dwellings and outbuildings. Refused and appeal dismissed. 31.03.2016

180623: Full application for the erection of a pair of semi detached dwellings with associated access and parking (retrospective). Approved 19.07.2018.

181082: Proposed is erection of 3 dwellings following demolition of existing dwellings and detached garage. Refused 20.06.2018. Dismissed at appeal 17/12/18.

183160: Full application for the proposed erection of 2no dwellings following demolition of existing dwelling. Conditionally Approved 23.01.2019.

190954: Application for submission of details to comply with the following conditions of planning consent 183160 dated 23rd January 2019. Condition 6 - access details,

condition 8 - construction management plan, condition 10 - drainage, condition 11 - hard and soft landscaping, condition 12 -landscape management plan, condition 14-felling trees, condition 16 – biodiversity enhancements, condition 17 - archaeology, condition 18 – rooflights. Approved 14.05.2019.

230151: Application for removal or variation of a condition following grant of planning permission (183160). Full application for the proposed erection of 2no dwellings following demolition of existing dwelling consent (23/01/2019). To vary condition 2,3 to amend the design of the dwellings to improve their contribution to the conservation area and condition 10 to provide a drainage strategy. Approved 23.03.2023.

240921: Householder application for proposed construction of an outbuilding to create a garage, insertion of a Juliette balcony to the rear elevation (Plot 1). Withdrawn 13.06.2024.

240917: Householder application for proposed construction of an outbuilding to create an garage following the demolition of the existing garage, insertion of a Juliette balcony to the rear (Plot 2). Withdrawn 13.06.24.

241770: Full application for the proposed erection of a detached single garage on Plot 1. Approved 15.10.24

241771: Full application for the proposed demolition of the existing garage to slab level and erection of a detached garage on the existing built footprint, plus the retrospective installation of a Juliette balcony to the rear elevation of Plot 2. Approved 15.10.24

## CONSULTATION RESPONSES

### Internal

WBC Environmental Health: No objection

### External

None consulted

## REPRESENTATIONS

|                     |                                      |
|---------------------|--------------------------------------|
| Parish/Town Council | Sonning Parish Council: No objection |
| Ward Member(s)      | No comments received                 |
| Neighbours          | No comments received                 |

## APPRAISAL

**Site Description:** 2.no detached two storey dwelling approve under 183160 (subsequently varied through S73 and Full permissions.).

The S73 proposal falls within the original description of development as the addition of the Air source Heat Pumps is considered as a design change to the dwellings. Two pumps are proposed, one for each dwelling.

**Principle of Development:** The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through

to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Paragraph 161 of the NPPF (2024) states that *“The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”*

When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, paragraph 168a) of the NPPF (2024) states that local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal’s contribution to a net zero future; whilst para 168b) recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

Core Strategy Policy CP1 states that planning permission will be granted for development proposals that contribute towards the goal of reaching zero-carbon developments as soon as possible by including appropriate on-site renewable energy features.

The proposal for installation of an air source heat pump (ASHP) to the subject property would comply with the NPPF and local plan sustainable development goals of mitigating and adapting to climate change, including moving to a low carbon economy and using renewable energy features.

**Character of the Area:** The dimensions of the ASHP is 1045mm in height, 1490mm in width and 593mm in depth.

The ASHPs are located to the side elevation of each property and are situated behind fencing for both properties, so are not visible from any public area within the site or the wider character of the area. The units are not of such an excessive size and will therefore have a neutral impact on the character of the area.

**Neighbouring Amenity:** Given the relatively small scale of the unit and its proposed location, there would be no detrimental overlooking, loss of light or overbearing impacts generated to neighbouring amenity.

**Noise:** The proposed ASHP has the potential to generate noise nuisance to neighbouring properties.

In this case, whilst no comments have been received from the WBC Environmental Health Officer, the submitted ASHP specification states the sound power level would be 55 dBA, which is higher the permitted development noise limit of 42dBA. Subsequently, a Microgeneration Certification Scheme Noise Assessment (MCS) has been submitted which shows that both ASHP have passed the MCS assessment and the ASHP proposed on the location proposed would be unlikely to result in any adverse noise impact upon nearby neighbouring residential amenities. The local planning authority would have no objection on noise grounds.

**Conclusion:** As variation to condition 2 of planning consent 230151 would not impact significantly impact the character of the area or neighbouring amenities and does not considerably impact the nature of the previous application, the application is recommended for approval.

**Community Infrastructure Levy (CIL):** When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

**The Public Sector Equality Duty (Equality Act 2010):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

## RECOMMENDATION

|                                    |                  |
|------------------------------------|------------------|
| <b>Conditions agreed:</b>          | Not required     |
| <b>Recommendation:</b>             | Approve          |
| <b>Date:</b>                       | 28 January 2024  |
| <b>Earliest date for decision:</b> | 23 December 2024 |

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|-----------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:</b><br><b>(Authorised Officer)</b> |  |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------|

|              |                        |
|--------------|------------------------|
| <b>Date:</b> | <b>30 January 2025</b> |
|--------------|------------------------|