

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242582
Site Address:	Lark Rise, Mill Lane, Sindlesham, Wokingham, RG41 5DF
Expiry Date:	6 December 2024
Proposal: Application to vary condition 2 of planning consent 220352 for the proposed erection of a 2No storey dwelling. Condition 2 refers to approved plans and the variation is for minor alterations to the design, including the addition of 2No rooflights to the front roof slope, the roof ridge/gable above the first-floor front central window, and the changes/removal of fenestration on the southern-facing side elevation.	

PLANNING CONSTRAINTS/STATUS

Badger Setts Consultation Zones
Part limited development location/part countryside
Contaminated land consultation zone
AWE Burghfield consultation zone (12km zone)
Flood Zone 1
Bat consultation zone
Great Crested Newt consultation zone
Thames Basin Heath Special Protection Area (7km zone)
Minerals consultation zone
Sand and gravel extraction consultation zone
Private road

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 CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB04 – Development in vicinity of Atomic Weapons Establishment (AWE),

	Burghfield TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM5 - Protection of the Countryside DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
221638	Application for submission of details to comply with the following conditions of planning consent 220352 dated 24/03/2022. Condition 3 relates to landscaping, condition 4 to sustainable drainage, condition 5 to bin storage and condition 6 to biodiversity enhancements.	Approved 05/08/2022
220352	Full application for the proposed erection of a 2No storey dwelling	Approved 25/03/2022

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	State they have no observations to make.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site measures approximately 310m² in size and is located in an area of land framed by a fairly new constructed access off Mill Lane to the south, a private road to the east and existing development to the north. The sites hosts a newly constructed

two storey detached dwelling, the subject of this application.

Proposal:

The application seeks to vary condition 2 (Approved details) of previous planning permission Ref. 220352 for the erection of a new dwelling. In detail, the proposed amendments are as follows:

- Addition of 2no rooflights to the front roof slope
- Changes to the front-facing roof eave to add a gable detail above the first floor central window
- Removal of fenestration on the southern-facing side elevation



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 principle of development for the erection of a residential dwelling in this location was already found acceptable under previous planning consent Ref. 220352. Nothing contained within the current application is deemed to affect this conclusion, therefore no objections are raised on the principle of development.

Character of the Area:

The proposed amendments to the scheme are very minor in nature, relating to the external appearance of the dwelling and without resulting in any increase in scale, mass, bulk or footprint. Rather, the inclusion of the roof central gable detail to the front elevation is considered to add a visual interest to an otherwise plain front façade. This is considered a positive addition, and overall the proposal is considered to respect the character and appearance of the street scene and local character.

Neighbouring Amenity:

No overbearing or overshadowing has resulted as part of the amendments to the scheme since these have not involved changes to the scale, mass, bulk or footprint of the dwelling compared to that originally approved. The four windows in the southern elevation have been removed, but their outlook was already onto the new access road leading west and Mill Lane, so there were no concerns in terms of overlooking. All four rooms in the southern part of the dwelling would still have at least one window each facing either east or west, so that they would retain an appropriate outlook as well as adequate levels of natural light although dual aspect habitable rooms are preferred and suggested in the WBC Design Guide. No further concerns are therefore raised in this respect.

Other:

All other matters including trees & landscape, housing amenity, ecology, highways & parking, waste storage and flooding & drainage were considered acceptable under the previous planning permission Ref. 220352. There are no significant changes to the scheme that would materially affect the previous assessment on the aforementioned grounds. Moreover, there are no significant changes to planning policy or guidance and no other material circumstances in these aspects that would warrant a different view compared to that approved under 220352.

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

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

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approval
Date:	14 November 2024
Earliest date for decision:	5 November 2024

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	14 November 2024