

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242284
Site Address:	73 Bearwood Road, Barkham, Wokingham, RG41 4SX
Expiry Date:	12 November 2024
Site Visit Date:	24 September 2024
Proposal: Householder application for the proposed entrance gates and pillars.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
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
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Ordinary Watercourses Consultation Zone
Ordinary Watercourse

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
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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document Barkham Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
221580	Householder application for the proposed single storey rear extension, double storey side extension, raising of roof to create first and second floor habitable accommodation with 1 No front three storey gable, following demolition of 2 No. chimney stacks, existing front and rear extensions and existing garage and changes to fenestration.	Approved 09/08/22
231716	Application for non-material amendment to planning consent 221580 to allow installation of an air source heat pump to the South external elevation.	Refused 10/08/23
232244	Householder application for the proposed wall mounted installation of an Air Source Heat Pump.	Approved 10/11/23

CONSULTATION RESPONSES**Internal**

WBC Drainage: No objection

WBC Highways: No objection subject to conditions

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Barkham Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached 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.

Character of the Area: The proposed entrance gate would be approx. 1.68m height and 3.80m in width and would be made out of timber with an open top section with wooden slats.

The proposed pillars attached to the gate would be approx. 2m in height, 0.67m in width and 0.70m in length. The 2nd set of proposed pillars set forward would be approx. 1.85m in height, 0.45m in width and 0.45m in length. The bricks used for the pillars are to match that of the main dwelling, thus in keeping with the current characteristics of the dwelling.

Bearwood Road is not characterised by a certain material type. Therefore, it is considered that due to the variety of material and architectural styles evident on the street, combined with the fact the dwelling is well set back from the road the proposal is acceptable. The introduction of the brick pillars and entrance gate, would not appear to be an alien addition to the street scene and therefore not of detriment to its visual amenity.

Along Bearwood Road there is a variety of street frontages along the street scene. There are other examples of similar in height proposals along the street including 13 Bearwood Road which has a timber gate with an open top section with wooden slats, meaning the proposal would not look out of place along Bearwood Road.



Figure 1: 13 Bearwood Road

Neighbouring Amenity: The proposal will have no harmful impact upon neighbouring amenities.

Highway Access and Parking Provision: As the existing access and dropped crossing have to be repositioned, the provision of new dropped crossing would have to be achieved by encroaching the public footway.

In accordance with Traffic Management guidance, a dropped crossing with a width of 3.6m is recommended. Part of the existing dropped crossing will need to be

reinstated to full height kerbs. The access shall be surfaced with a hard bound material. The crossing works are subject to final approval from the councils Traffic Management team after this planning application is approved.

Flooding and Drainage: The site is within flood zone 1 and we would have no objection to the development, as represented by gate plans and elevations drawing MH-10 dated 02/09/2024.

Landscape and Trees: The root protection area (RPA) for the oak tree subject of Tree Preservation Order 1841/2022 at no.75 is still incorrect as it has not been adjusted to consider the root impermeable surface of the Bearwood Road. However, as the oak is a veteran tree it has been allocated a non-construction buffer zone which accords with The Guidance. The proposed gates are now outside the required 5m exclusion area. The officer suspects the RPA would extend into the boundary area of no.73 to a similar amount as the buffer zone. So, all in all the scheme adheres to relevant tree policies and guidance.

From a landscape perspective, the gates are not out of keeping compared to others along the street. Importantly, the hedge is to remain, and this is welcomed, from a green infrastructure viewpoint.

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:	Approve
Date:	12 November 2024
Earliest date for decision:	8 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	12.11.2024