

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242841
Site Address:	63 High Street, Wargrave, Wokingham, RG10 8BU
Expiry Date:	7 January 2025
Site Visit Date:	15 November 2024
Proposal: Application to vary condition 2 of planning consent 222150 for the proposed subdivision of the site and erection of 1no. three-bedroom detached dwelling and garage with array with associated access to serve the existing and proposed dwellings, and parking area to serve the existing and proposed dwellings. Condition 2 refers to approved details and the variation proposes to alter the roof form of the consented detached garage.	

PLANNING CONSTRAINTS/STATUS

Major Development Location
Conservation Area – Wargrave
Listed Building Buffer Zone
Contaminated Land Consultation Zone
Green Routes and Riverside Paths
Archaeological Sites
Bat Roost Habitat Suitability
District Town and Local Centres
Tree Preservation Orders - TPO1004/1999
Radon Affected Area
SSSI Impact Risk Zones
PRoW Within WB Consultation Zone - Wargrave FP 8

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage

	TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
31757	Demolish garage. Erection of house and garage	Refused 18/01/1989
35490	Conservatory	Approved 30/04/1990
F/2000/2847	Proposed single storey rear extension to dwelling demolition of existing rear extension	Approved 12/01/2001
F/2007/2774	Proposed removal of existing front wood fence and replacement with wrought iron railings	Approved 15/01/2008
222150	Full application for the proposed subdivision of the site and erection of 1no.three-bedroom detached dwelling and garage with array with associated access to serve the existing and proposed dwellings, and parking area to serve the existing and proposed dwellings.	Approved 25/11/2022

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objections

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	Two objections received on the following grounds: - Loss of scenery/views due to height increase - Impact on Conservation Area - Impact on light to adjacent property

APPRAISAL

Site Description:

The application site comprises of a large semi-detached dwelling (63 High Street) which is closely situated to the road and a garage block to the rear of site which is accessed via Backsideans. The site is located within the Wargrave Conservation Area.

Proposal Description:

This application seeks to vary condition 2 of consent 222150 (approved details). Specifically, the proposals seek to amend the design of the detached garage's roof from a sloping pitch to a traditional gable roof. The roof alterations would raise the ridge height of the garage from 2.95 metres to 3.5 metres.

Principle of Development:

The principle of development was already found acceptable under previous planning consent 222150. Nothing herein contained within the current application is deemed to affect this conclusion, therefore no objections are raised on the principle of development.

Notwithstanding the principle of development, this application is subject to further assessment of the impact of the proposed development on the character of the area, street scene/Conservation Area, neighbouring amenity as well as compliance with other local and national planning policies. These are addressed in turn below.

Character of the Area:

Policy Context:

Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, Ancient Monuments and Conservation Areas, including their views and setting.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness

Policy CP1(1) only supports development that maintains or enhances the high quality of the environment, with policy CP3 supporting development of an appropriate mass, layout, built form, height and character to the area, CP3(a), and which makes a positive contribution to the sense of place contributes to the buildings and spaces themselves and in the way they integrate with their surroundings, CP3(f).

The Borough Design Guide Supplementary Planning Document provides further

guidance for developers with general guidance that development should respond positively to its site and local context (G1) and respond positively to the local character of the area (G2).

The National Design Guide section B1, paragraph 67 also states that the built form of well-designed places should relate well to:

- the site, its context and the opportunities they present;
- the proposed identity and character for the development in the wider place;

Assessment:

The proposed amendments to the garage's roof form would create a more symmetrical roof design and the modest height increase would have a negligible visual impact on the area as the building is well separated from neighbouring and public properties/boundaries.

Both the Case and Built Heritage Officers concur that the amendments would have no discernible impact on the overall scheme in terms of its impact on the Wargrave Conservation Area and surrounding Listed Buildings.

Neighbouring Amenity:

The nearest residential boundary is located approximately 7.5 metres north-east of the garage. The modest roof height increase would therefore have a negligible impact on the surrounding properties by reason of loss of light/overbearing and their overall visual amenities.

Highway Access and Parking Provision:

The proposed changes have no impact on highway safety or parking provision.

Amenity Space:

The proposals have no impact on the permitted internal and external amenity spaces.

Flooding and Drainage:

The proposals have no impact on the flood risk of the original consent.

Landscape and Trees:

The proposals raise no further arboricultural or landscape concerns.

Ecology:

The proposals raise no further ecological concerns.

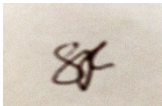
Community Infrastructure Levy (CIL):

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:	13 December 2024
Earliest date for decision:	12 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	13.12.24