

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242096
Site Address:	268 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT
Expiry Date:	28 October 2024
Site Visit Date:	5 January 2024 (233113)
Proposal: Application to vary condition 4 of planning consent 233113 for the proposed single storey rear extension, single storey side extension following the demolition of the conservatory and a single storey rear extension to the existing garage. Condition 4 refers to protection of trees and the variation is to amend the details relating to this.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Green Routes and Riverside Paths
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
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
Green Routes and Riverside Paths Consultation Zone
Great Crested Newt Consultation Zone Minor

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 CP11 – Proposals Outside Development Limits
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

	TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
991250	Proposed Demolition Of Existing Dwelling And Erection Of 2 Dwellings And Garages	Refused 18/10/99. Dismissed at appeal 30/03/00
002082	Proposed demolition of existing dwelling and erection of dwelling and garage	Approved 07/08/00
022319	Proposed single storey side extension to dwelling to form conservatory	Approved 07/03/02
233113	Householder application for proposed single storey rear extension, single storey side extension following the demolition of the conservatory and a single storey rear extension to the existing garage.	Approved 13/02/24

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead 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.

The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

Context: The following supporting statement has been submitted as to why the condition needs to be varied:

Following discussions with MWA Arboriculture and MR Gary Brooks owner it was found that the original plan was not practicable and would not work on site due to the layout of the garden i.e. raised flower beds, greenhouse, chicken run etc.

Therefore, a solution was sought to resolve this issue but still have tree protection in place, to meet the condition 4 the following measures were taken.

Heras fencing used as original plan but broken by large flower beds that act as physical barrier, this is also broken by an access for garden, flower beds, greenhouse chickens etc.

T1 is protected by orange netting on rope pins.

The rear area is omitted at present due to insurance claim however again this is protected by large flower beds that act as a physical barrier.

Countryside, Character of the Area & Neighbouring Amenity: The slight alterations to the tree protection would not harm the countryside, character of the area or neighbouring amenities.

Condition 4 (related to WBC Trees & Landscape): The variation offers tree protection in a pragmatic way to suit site specific issues. The officer has no objection to the variation.

Conclusion: As variation to condition 4 of planning consent 233113 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.

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:	24 October 2024
Earliest date for decision:	24 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.10.2024