

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                      |                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                           | 242721                                                          |
| <b>Site Address:</b>                                                                                                                                                                                 | Jouldings Farm, Jouldings Lane, Farley Hill, Wokingham, RG7 1UR |
| <b>Expiry Date:</b>                                                                                                                                                                                  | 20 January 2025                                                 |
| <b>Site Visit Date:</b>                                                                                                                                                                              | 6 December 2024                                                 |
| <b>Proposal:</b> Householder application for the proposed erection of a two storey side extension and changes to fenestration following the demolition of the existing single storey side extension. |                                                                 |

### **PLANNING CONSTRAINTS/STATUS**

Countryside  
Bat Roost Habitat Suitability

### **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>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals<br>CP11 – Proposals Outside Development Limits |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB23 – Biodiversity and Development                   |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                                                                                                                                |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                 | Decision & Date            |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 223608          | Application for the proposed erection of a storage barn over existing hard standing for ancillary equestrian storage and garden machinery.  | Approved:<br>February 2023 |
| 151503          | Application for a certificate of existing lawful development for the erection of an outbuilding located within the residential curtilage at | Approved:<br>April 2015    |

|        |                                                                                                      |                            |
|--------|------------------------------------------------------------------------------------------------------|----------------------------|
|        | Jouldings Farm ancillary to the main dwellinghouse.                                                  |                            |
| 042136 | Proposed erection of a detached double garage with playroom over.                                    | Approved:<br>December 2004 |
| 030093 | Proposed erection of quadruple garage with guest accommodation over. ,Demolition of existing garage. | Refused:<br>February 2004  |
| 001510 | Proposed erection of replacement double garage.                                                      | Refused:<br>June 2000      |
| 22990  | Single storey extension                                                                              | Approved:<br>April 1985    |
| 26670  | First floor extension                                                                                | Approved:<br>November 1986 |
| 44321  | Swimming pool                                                                                        | Approved:<br>May 1995      |

## CONSULTATION RESPONSES

### Internal

WBC Drainage – No objection  
WBC Highways – No objection  
WBC Ecology – Request further information

### External

None

## REPRESENTATIONS

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

## APPRAISAL

**Context:** The application site comprises a residential dwelling and a small farm, located at the end of Jouldings Lane, Farley Hill. The property is a large, detached property, with prominent mock Tudor detailing. There are a number of outbuildings scattered around the plot.

This application seeks planning permission for the erection of a two-storey side extension to the western elevation of the existing property, with the existing structures in this area of the site to be demolished as a result.

Amended plans were received on 09/01/2025, following concerns raised by WBC Ecology, whereby it was stated that the initial proposal would have had the potential to

harm bats, with no mitigation strategy put forward to limit these concerns. Notwithstanding, the revised scheme has addressed this through the removal of any works affecting the main roof.

**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 outside of development limits and therefore subject to assessment under Policy CP11 of the Core Strategy. Policy CP11 does not permit development outside of development limits unless it falls within the following exemption criteria:

1. It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
5. In the case of replacement dwellings the proposal must:
  - Bring about environmental improvements; or
  - Not result in inappropriate increases in the scale, form or footprint of the original building.
6. Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
7. Affordable housing on rural exception sites in line with CP9.

Criteria 2 & 4 are relevant in this instance; the development proposed is largely enclosed within the existing dwelling's footprint, replacing the built form of the existing single storey side extension and outbuilding. Whilst the scale of the extension is clearly larger than that of the two structures it is replacing, it is entirely proportionate in relation to the host dwelling and would consolidate built form into a smaller area of the site.

Overall, the proposal would not result in inappropriate increases in the scale, form or footprint of the original building and is considered to comply with CP11 of the Core Strategy.

**Character of the Area:** The amended scheme, as discussed above, has resulted in the removal of the link between the roof of the host dwelling and the proposed extension. This does somewhat reduce the sense of subservience, with the lack of a joining roof element subsequently resulting in the development appearing rather isolated from the host dwelling. Notwithstanding, a balanced approach must be taken when considering the merits of any development scheme. The proposed two storey side extension would be legibly set back from the dwelling's principal building line, helping to provide the visual sense of subservience that is lost through the distinctly separate roofs. Furthermore, this subordinate relationship is achieved to a greater degree through the use of matching materials and architectural features, such as mock Tudor detailing, pitch roofed dormers, and a gable protrusion identical to that of the gable protrusion towards the eastern side of the property. When considering these symmetrical features and their well-considered proportions, along with the compliance with the Borough Design Guide in respect of being set back, it is considered that the development would have an acceptable impact on the character and appearance of the dwelling.

The extension would increase the size of an already substantial dwelling. However, the dwelling is sited on a large plot and in this rural location, it is entirely synonymous with its context. Moreover, due to the isolated nature of the site, there is no pattern of development that the property must adhere to. There are very few residential dwellings located along Jouldings Lane, but those that are, all represent large scale properties sited on large plots, such that the size of the extension is not out of character.

The central valley within the roof of the extension is undoubtedly a unique design feature, however, this is not considered to retract from the overall quality of the proposal and therefore does not form a reason for refusal.

Overall, the proposal would have an acceptable impact on the character of the area and would comply with policies CP1 & CP3 of the Core Strategy in this respect.

**Neighbouring Amenity:** The application dwelling is sited on an isolated plot, away from any nearby buildings. As such, there are no neighbouring amenity concerns applicable to the development in this site-specific circumstance.

**Highway Access and Parking Provision:** WBC Highways have no objection to the proposed development.

**Flooding and Drainage:** Despite its location adjacent to River Blackwater, the dwelling is sited within Flood Zone 1. As such, the Drainage Officer has raised no concerns.

**Ecology:** The Preliminary Roost Assessment submitted in support of this application found no evidence of bats during the internal and external inspection of the single-storey extension and outbuilding which are scheduled to be demolished. WBC Ecology raised no objection to these findings in their response.

Notwithstanding the above, it was stated within the survey report that; *'Bats are known to roost within the main attic space of the property (pers. comm.) by the owner and confirmed during the survey. However, no works are proposed to the main house and*

*therefore the main attic space will remain unaffected.*’ As the initial proposal clearly involved works affecting the main roof, with the plans showing a link between the existing property and the extension, it was considered that the report made a clear misjudgement in this respect. Following correspondence between the LPA and the Planning Agent, it was agreed that a revised proposal was required to prevent any harm to a protected species. The amended scheme, now submitted, removed any works to the main roof of the dwelling such that no harm to bats would occur from the development.

**Conclusion:** For all the above, the proposal is acceptable, and 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 net increase in floorspace is 118.95sqm, and the proposal is therefore CIL liable.

**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>             | Approval         |
| <b>Date:</b>                       | 17 January 2025  |
| <b>Earliest date for decision:</b> | 19 November 2024 |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>17 January 2025</b>                                                              |