

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241959
Site Address:	6 Denmark Avenue, Woodley, Wokingham, RG5 4RS
Expiry Date:	30 October 2024
Site Visit Date:	9 August 2024
Proposal: Householder application for proposed changes to fenestration, roof tiles and render, plus chimney removal (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Woodley (Major Development Location)
Great Crested Newt Consultation Zone – Amber Risk Zone
Ground Water Zones
Tree Preservation Orders
Radon Affected Area
Landfill Gas Consultation Zone
Landscape Character Assessment Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
240651	Householder application for proposed garage conversion to create habitable accommodation, single storey side extension, single storey front extension to create a porch with changes to the fenestration.	Approved 16/05/2024

CONSULTATION RESPONSES
Internal
WBC Landscape and Trees – No objections on landscape/vegetation harm WBC Ecology Householder – No comments received
External
None consulted

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Eight representations received from residents raising the following concerns: - External alterations are neither characteristic of Denmark Avenue or Perth Close. - Lack of light from revised fenestration due to reduction in size - Development in breach of previous planning approval (<i>Officer comment: This is not relevant to the determination of this application. The plans incorporate those alterations already permitted but include additional revisions to their form.</i>) - Tiles and render would stick out incongruously - Children observed playing on site at night (<i>Officer comment: This is not a material planning consideration.</i>) - On-street parking blocking children walking to school. (<i>Officer comment: On-street parking along Denmark Avenue is common. Regardless, its presence is irrelevant to the determination of the application due to the nature of the proposals.</i>) - Works have already been completed. (<i>Officer comment: This is indicated in the description of development and is not relevant to the determination of this application.</i>) - Additional development on site since application submitted means the plans are no longer accurate. (<i>Officer comment: The additional development carried out on site did not require planning permission and</i>

	<i>therefore is read separately from this planning application.)</i> - Overdevelopment - Additional building on site, question its need/use (<i>Officer comment: This building does not require planning permission and is read separately from this planning application.)</i>) - Impact on parking provision. - Request the removal of permitted development rights should the application be approved.
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APPRAISAL

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 application site is located on the corner of the junction shared with Denmark Avenue and the cul-de-sac known as Perth Close. Perth Close is characterised by a uniform set of detached dwellings that have tile hung/red brick elevations and clay tiled roofs. Denmark Avenue on the other hand exhibits a much larger variety of material choices, ranging from white renders (nos. 32, 41 and 43 Denmark Avenue), cream renders (no.27 Denmark Avenue) and white composite timber cladding (no.30 Denmark Avenue).

The application site is stated to have originally formed part of the Perth Close development. Whilst this is acknowledged, the application site, particularly owed to its orientation and spatial relationship with the cul-de-sac compared to the other dwellings, forms a more coherent visual relationship with the character of Denmark Avenue.

With the above in mind, the application of white render to the elevations of no.6 Denmark Avenue would be sufficiently in-keeping with the character of Denmark Avenue and would negligibly impact the visual amenities of the area. The visual harm to the character of Perth Close is considered negligible and does not warrant a reason for refusal.

With regards to the roof tiles, it is acknowledged that black slate is uncommon in the

area as clay roofs dominate the surrounding roofscape. Despite this, the visual impact of the roof tiles would have a very localised impact that is not considered adverse.

The removal of the chimney has a negligible visual impact on the area and the roof form is well visually screened by dense protected vegetation.

The changes to the windows on the frontage would have a negligible visual impact on the area as Denmark Avenue exhibits a variety of fenestration types. The fenestration alterations to the rear do reduce the size of several windows but in terms of their impact on the character of the area, the harm caused would be negligible as they would be well screened from the majority of public viewpoints.

Neighbouring Amenity:

Overlooking:

The changes to the fenestration do not impact the existing outlooks and therefore there are no overlooking concerns.

Loss of Light and Overbearing:

The nature of the proposals do not warrant any concerns on these grounds.

Highway Access and Parking Provision:

The proposed changes do not affect the parking provision for the site as they have no impact on the dwelling's habitable rooms.

Amenity Space:

External:

The proposals would not harm the usability of the dwelling's rear amenity space.

Internal:

Concerns have been raised with regards to the loss of light to the dwelling's internal rooms by reason of the reduction in window sizes on the rear elevation.

On the ground floor, the changes to the windows would have a negligible impact on the light into the main habitable rooms (living room, kitchen/dining space etc). At first floor level, two of the reduced windows serve bathrooms which is acceptable. It is acknowledged that bedroom 2 now has two thinner windows instead of one large window but the cumulative light from both windows is considered acceptable.

Landscape and Trees:

The proposals would have no harm on the protected vegetation on or adjacent to the site.

Ecology:

Bats:

The application is supported by a preliminary bat roost assessment (AAe, 4th September 2024). The report concludes that the host property has negligible potential for roosting bats and that no further survey action is needed. This is acceptable.

The standard bat informative will be added to the decision notice as a precaution.

Great Crested Newts (GCNs):

The application site is located within an Amber Risk Zone for GCNs. Despite this, the nature of the development is not anticipated to harm this protected species.

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:	10 October 2024
Earliest date for decision:	26 September 2024

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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.10.2024