

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                    |                                                       |
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| <b>Application Number:</b>                                                                                                                                                                                         | 250910                                                |
| <b>Site Address:</b>                                                                                                                                                                                               | West Greylake, Part Lane, Riseley, Wokingham, RG7 1RU |
| <b>Expiry Date:</b>                                                                                                                                                                                                | 4 July 2025                                           |
| <b>Site Visit Date:</b>                                                                                                                                                                                            | 16 October 2024                                       |
| <b>Proposal:</b> Householder application for proposed conversion of detached garage to form a residential annexe and erection of a single storey link extension following the demolition of the existing workshop. |                                                       |

### **PLANNING CONSTRAINTS/STATUS**

Countryside  
Bat Roost Habitat Suitability  
Scale and Location of Development Proposals  
Great Crested Newt Consultation Zone

### **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>CC03 – Green Infrastructure, Trees and Landscaping<br>CC07 – Parking<br>TB21 – Landscape Character<br>TB23 – Biodiversity and Development   |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                                     |

### **PLANNING HISTORY**

| Application No. | Description                                                                                      | Decision & Date        |
|-----------------|--------------------------------------------------------------------------------------------------|------------------------|
| 002712          | Proposed erection of detached double garage with homeworking room over                           | Approved<br>30/06/2000 |
| 040992          | Proposed single storey side extension to dwelling to form conservatory                           | Approved<br>25/08/2004 |
| 051708          | Application for a certificate of existing lawful development for the use of a timber building as | Approved<br>24/02/2005 |

|        |                                                                                                                                                                                                  |                        |
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|        | a dwelling (C3)                                                                                                                                                                                  |                        |
| 051737 | Outline application for the erection of one replacement dwelling, demolition of existing buildings and formation of new access                                                                   | Approved<br>23/09/2005 |
| 061357 | Proposed erection of one replacement dwelling & detached carport/garage/storage space over. Demolition of existing buildings                                                                     | Approved<br>24/04/2006 |
| 071249 | Outline application for the proposed erection of 1 detached dwelling and garage. (Means of access, layout and scale to be considered)                                                            | Refused<br>26/10/2007  |
| 081275 | Proposed erection of single storey rear extension, plus insertion of window on rear elevation                                                                                                    | Approved<br>06/10/2008 |
| 091153 | Proposed erection of 1 x 4 bedroom detached dwelling plus detached garage with office above                                                                                                      | Refused<br>12/08/2009  |
| 132372 | Outline application for the erection of one detached dwelling (means of access, layout and scale to be considered)                                                                               | Refused<br>10/07/2013  |
| 242081 | Householder application for the proposed garage conversion to a residential annexe with the erection of a single storey link extension following the demolition of the existing workshop         | Refused<br>15/10/2024  |
| 250156 | Pre-application advice for proposed conversion of detached garage to form a residential annexe and erection of a single storey link extension following the demolition of the existing workshop. | Replied<br>27/02/2025  |

## CONSULTATION RESPONSES

### Internal

WBC Drainage: No objection subject to conditions

WBC Highways: No objection subject to conditions

WBC Ecology: No objection subject to conditions

### External

None consulted

## REPRESENTATIONS

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

|       |                                                                             |
|-------|-----------------------------------------------------------------------------|
| Other | National Annexe Planning Consultancy (NAPC): In support of the application. |
|-------|-----------------------------------------------------------------------------|

## APPRAISAL

**Context:** The application site is a plot of land located along Part Lane, Riseley, and is occupied by a two-storey dwelling and detached garage.

This application comprises a resubmission of application ref: 242081 following receipt of pre-application ref: 250156. The scheme seeks to address previous refusal reasons through a redesign.

The reasons for refusal imposed on the previous application are set out below:

- 1. The proposed annexe, by virtue of its location, combination of its scale and facilities to be provided, along with its proposed occupation/use, is tantamount to a new dwelling with limited functional or physical dependency on West Greylake. As such, it would result in a significant detrimental impact to the spacious rural character and appearance of the Countryside and subsequently fails to maintain and enhance the quality of environment, contrary to the NPPF (2023), policies CP1, CP3 and CP11 of the Core Strategy (2010) and the Borough Design Guide (2012).*
- 2. The proposed development would result in a detrimental impact to the character and appearance of the countryside and the rural character of Part Lane by reason of the size, scale and footprint of the extension. It would result in an excessive and incongruous expansion and accumulation of development across a site within a sensitive rural location in the countryside. The development results in an inappropriate increase in scale form and footprint of the original building. The development is therefore contrary to policies CP1, CP3 and CP11 of the Core Strategy (2010), policy TB21 of the Managing Development Delivery Local Plan, sections 12 and 15 of the NPPF (2023) and the advice contained in the Borough Design Guide (2012).*

### 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 settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy CP11, which is addressed Countryside & Character section of the report. 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.

### **Annexe Accommodation:**

As highlighted in the context section of the report, the first reason for refusal imposed on the previous application related to the annexe being tantamount to a new dwelling, owing to its limited functional or physical dependency on the host property, while containing all internal facilities for primary residential accommodation. In seeking to address this refusal reason, the following changes have been made to the scheme:

1. Reduced scale of development.
2. Removed separate access points that serve the annexe.

It should be acknowledged that whilst the removal of the previously proposed front and back doors is a minor alteration, it reduces concerns of the LPA that the annexe could be used as a separate dwelling. This is because the occupants would need to access West Grey Lake in order to enter the annexe, thus creating significantly more dependency on the host property.

Further to the above, due weight is placed on the reduced scale of the development. This entails the omission of the two-storey rear extension, and removal of the previously proposed raised roof. The scale of a build is not solely indicative of whether an extension constitutes ancillary accommodation, however, in combination with the lack of independent entry points and relationship to the main dwelling, it enjoys a more conventional ancillary relationship to the main dwelling and therefore is not considered to be tantamount to a new dwelling on this basis.

For the reasons stated above, it is considered that the amended scheme has satisfactorily overcome the first reason for refusal imposed on the previous application. Nonetheless, the annexe would still contain facilities that would enable for day to day living. On this basis, a condition would be imposed on any future permission to ensure the annexe remains ancillary to the main dwelling, and separately that no additional openings shall be inserted in the front and side elevation.

### **Countryside & Character:**

The site is located in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not result in inappropriate increases in the scale, form or footprint of the original building.

There would be no inappropriate encroachment into the countryside as a result of the development, with the development works being contained within proximity and adjoined to existing built form on the site. Furthermore, owing to its limited size, the extension is considered to be of an appropriate scale within the context of the site, which is occupied by a large dwelling and surrounded by other large, detached

properties in the surrounding area. Overall, the additional built form in respect to the link extension would not harm the countryside and the proposal is therefore considered to comply with policy CP11 in this respect

The conversion of the garage store would be facilitated through the erection of two dormer extensions, one to the rear elevation and one to the front. The dormers would have a pitched roof and would comply with the Borough Design Guide in that they would be set back from the sides of the roof, as well as set down from the ridge of the host structure. They would appear as acceptable additions to the converted building.

The conservatory, which would extend from the proposed link, would appear as a sympathetic addition to the dwelling, owing to its modest size and unimposing design. The adjoining roofs would appear somewhat awkward, with the flat roof of the conservatory protruding above the eaves of the proposed link, however, this would not have a significant impact on the wider area.

The linked element between the host property and converted garage would extend built form on the site, and this was previously raised as a concern through application 242081. Notwithstanding, this concern was coupled with the overall scale of the development, which as stated above, has been reduced through this amended scheme. Overall, the proposed enlargement is considered to be proportionate to the host dwelling and commensurate with its surroundings. The additional bulk from the proposed development would not harm the countryside and the proposal is therefore considered to comply with policy CP11 in this respect.

### **Neighbouring Amenity:**

The significant distances present between the application site and neighbouring dwellings would prevent any concerns on overlooking, overbearing, or loss of light grounds.

### **Highway Access and Parking Provision:**

Highways has no objection on the basis that the annexe accommodation is retained ancillary to the main dwelling.

The garage is to be converted. The remaining level of driveway parking is considered acceptable to accommodate the existing dwelling and proposed annexe.

### **Flooding and Drainage:**

WBC Drainage would have no objection to the principle of the development, however, request that a drainage strategy report is provided. This is not considered necessary in this instance, as it is disproportionate to the scale of development and therefore not required to be submitted.

### **Ecology:**

All British species of bats and their roosts are fully protected by The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it a criminal offence to

deliberately or recklessly to destroy, damage or to obstruct access to their roosts, or to disturb, kill or injure, capture or disturb bats, without first having obtained the relevant licence from Natural England. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

The external inspections identified a small number of gaps within the verges on the property and within the roof of the shed which could provide potential roosting opportunities or access into the buildings for bats. In addition, a small number of bat droppings were recorded externally on the gable end of the house and on the shed window. DNA analysis confirmed the droppings to be those of the Common pipistrelle bat. The officer is satisfied that survey effort and methodology of the three emergence surveys were adequate for the Ecologist to conclude that there is a small confirmed Soprano pipistrelle roost on the southwest gable end of the house and the southwest roof of the shed.

In the absence of mitigation, demolition of the shed and the development proposed result in the destruction of the day roost for a low number of soprano pipistrelle bats. The officer is satisfied if a European Protected Species Licence is obtained from Natural England before works commence, and mitigation is implemented in line with the method statement provided, that the favourable conservation status of bats can be maintained.

Provided provision to the LPA of confirmation of the site registration and a copy of the EPSL, and implementation in accordance with the Method Statement for Planning given in section 5 are secured by condition, there are no ecological objections to the development as proposed.

### **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**

|                           |         |
|---------------------------|---------|
| <b>Conditions agreed:</b> | Yes     |
| <b>Recommendation:</b>    | Approve |

|                                    |             |
|------------------------------------|-------------|
| <b>Date:</b>                       | 3 July 2024 |
| <b>Earliest date for decision:</b> | 13 May 2025 |

|                                                           |                 |
|-----------------------------------------------------------|-----------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>BJC</i>      |
| <b>Date:</b>                                              | <b>03.07.25</b> |