

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241873
Site Address:	Avenue House, Mill Lane, Sindlesham, Wokingham, RG41 5DF
Expiry Date:	18 April 2025
Site Visit Date:	30 August 2024
Proposal: Householder application for the proposed erection of a single storey side/rear extension to include a double garage and link, plus demolition of an existing outbuilding.	

PLANNING CONSTRAINTS/STATUS

Badger Setts Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Site Allocations
Nuclear Consultation Zone
Public Open Space
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Local Plan Update Submitted Sites
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 CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
222662	Two storey rear / side extension, 2no front dormers, changes to fenestration plus new patio area following demolition of existing storage shed.	Approved 10/02/23
241455	Application for non-material amendment to planning consent [222662] dated [10/02/2023] to alter the roof and change of materials to rear extension.	Refused 02/07/24

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection

WBC Ecology Householder: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council's Planning and Transport Committee: No observations to make on the application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site comprises a fairly secluded detached dwelling with associated parking and a driveway leading from Mill Lane. The dwelling is set within a large plot (circa 3 acres), containing garden land and other amenity space and is heavily treed. The River Loddon adjoins the site to the immediate west. There are no neighbouring properties in close proximity.

Proposal: The proposal is similar to application 222662 amended by 241455. Following this decision, a new planning application is now being submitted.

In terms of previously approved application ref 222662, the following changes have been made:

- The proposal will result in a small increase of the Gross External Area (GEA) by 3.5 sqm.
- The proposal will not extend out any further than the furthest dimension of the approved scheme.

- The roof form has been altered to a continuous flat roof as opposed to a flat roof and pitched roof. The pitch roof section has been removed and replaced by the flat roof.
- The height of the proposed roof will not be higher than the flat roof segment of the approved scheme.
- The materials at the rear will change to include vertical timber cladding.
- The double bay garage will be unchanged.

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.

Principle- Countryside: 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.

CP11 states:

2) It does not lead to excessive encroachment or expansion of development away from the original buildings

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building

Whilst there will be further spread into the site because of the proposal. The development will appear proportionate to the size of this large site and will maintain the sense of openness about the dwelling in keeping with the rural character of its setting. The proposal is therefore considered compliant with policy CP11 in this respect.

The Borough Design Guide provide a guideline figure of a maximum increase of 50% over the original building. The proposed volume is less than 50% of the existing dwelling, thus complying with the BDG.

Character of the Area: The Borough Design Guide states that *“garages should not be located in front gardens but should be to the side or rear of a dwelling”* and *“garages should not project forward of the building line of a property”*. The proposed garage would be located to the side of the dwelling and set back from the building line, thus complying with the BDG. The proposed garage has been designed as a subservient and complementary feature to the existing dwelling. The brick work and tiles would match that of the existing dwelling, thus in keeping with the current characteristics of the dwelling.

The single storey side/rear extension which would link to the garage would not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide. The single storey side/rear extension would utilise black vertical timber cladding, which would not be in keeping with the rest of the property. However, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Due to the nature of its location, significant separation distance from neighbouring properties and significant natural screening with the proposal not being visible from a public viewpoint, the proposal would not harm the character of the area.

Neighbouring Amenity: The proposal does not have an impact on the amenity of the neighbouring properties by virtue of the size of the site and no neighbouring properties being in the immediate vicinity of the proposed extension.

The proposal would be screened by mature trees which are taller than the proposed height of both changes to the front, sides and rear and therefore not having an no impact upon overlooking.

Amenity Space: The BDG states the minimum garden length is 11m. The garden length is significantly longer than 11m. Even though, the proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Highway Access and Parking Provision: The total numbers of habitable rooms will remain unchanged, and the side/rear extension is unlikely to induce negative impacts to existing driveway parking. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The WBC minimum sizes of a single garage for parking are 6m x 3m. The proposed internal dimensions of 7.7m x 6.3m will meet the council's requirements for two parking bays. While the provision of garage for parking is not essential for meeting the council's parking standards, the Highways welcome the provisions of additional parking spaces.

The proposed double garage is of suitable dimensions for parking and cycle storage,

which is acceptable.

Landscape and Trees: If at least 3 native English oak (*Quercus robur*) are included and the tree, shrub and herbaceous planting is implemented in accordance with Proposed Site Plan P014 Rev A, and native broadleaved hedge planting is implemented in line with Tree Planting Scheme P2947-SLS00 V1 then there are no objections to the development as proposed. The Proposed Site Plan doesn't include details of boundary treatments. As previously agreed, any closeboard fencing proposed should include hedgehog gaps.

The additional footway around the south side of the garage does not appear to have been assessed by the Arboriculturist and the Tree Protection Scheme (P2974-TPS01 V2) is not fully consistent with the Proposed Site Plan P014 Rev A. The Tree Protection Fence should be erected on the western edge of the Root Protection Area of T2 to creation a sacrosanct construction exclusion zone on the line shown on P014 Rev A but in accordance with the Tree Protection Scheme installation methodology detailed in section 5.

Ecology: Provided that the bird box is installed on the northern elevation, the officer will be able to recommend that a condition requiring submission of an ecological enhancement scheme won't be necessary. The officer has included an external lighting condition which will be included in the decision notice.

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:	Agreed
Recommendation:	Approve
Date:	15 April 2025
Earliest date for decision:	19 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	15 April 2025