

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242620
Site Address:	The Two Poplars, Finchampstead Road, Wokingham, RG41 2NU
Expiry Date:	10 December 2024
Site Visit Date:	19 November 2024
Proposal: Full application for the proposed erection of a timber structure pergola with sheet roof following demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP9 – Scale and Location of Development Proposals CP15 – Employment Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
071477	Erection of a "cone" garden shelter in the garden adjacent to the existing conservatory to the rear of the Public House.	Approved: June 2007
011867	Proposed single storey rear extension to conservatory of public house.	Approved: May 2001

CONSULTATION RESPONSES

Internal

WBC Property Services - None
WBC Green Infrastructure – None
WBC Landscape and Trees – No objection subject to a condition

External
SSE Power Distribution - None

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

APPRAISAL
Site Description: The Two Poplars is a well-established public house located on Finchampstead Road, Wokingham. The site is within a predominantly residential area. This application seeks permission to demolish the existing conservatory towards the rear of the public house, and replace it with a timber pergola structure. 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 replacement structure would support the long-term use of the public house by expanding its premises and providing an area of usable outdoor space for users to enjoy, in a time where these community facilities are closing down at significant rates. As such, the public benefits of the scheme are duly noted. Character of the Area: The pergola would be of a similar size to the conservatory it is intended to replace, thus limiting its prominence within the setting of the public house. Furthermore, whilst the pergola would be visible from certain sections of Finchampstead Road, its impact on wider character would be largely limited, owing to its modest height and position towards the rear. The LPA concurs with the information set out in the Planning Statement, which states that the existing conservatory is at odds with the architectural style of the host building and appears as an unsightly component of the public house. This proposal provides the opportunity to enhance the site's contribution to the character of the area in this respect, and it is considered to do so, with the modern style of the pergola appearing as a high quality and well considered contrast to the host building.

In accordance with the above, it is considered that the proposal would have an acceptable impact on the character of the area, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Due to the modest scale of the proposed addition, the development would not have any increased impact on neighbouring sites with regard to overlooking, overbearing or loss of light.

As the pergola would be open sided, there may be a small increase in noise levels generated from the public house when in use. Notwithstanding, this increase would not be significant and would not have a detrimental impact for the adjacent properties on Tangley Drive due to an adequate separation distance.

Landscape and Trees: The submission states that the existing landscaping around the rear of the property will be maintained. The pergola will sit within the current footprint of the conservatory, ensuring minimal disruption to the surrounding environment.

Notwithstanding the above, the Trees & Landscape Officer requested that a scheme of landscaping is submitted prior to the commencement of the proposed works, including the replanting of a Lombardy Poplar to the front of the site, with one having been felled in recent time. Whilst the LPA concur that the loss of this tree is unfortunate, it is considered that the suggested condition is disproportionate to the scale of the proposal and therefore has not been added.

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 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:	21 November 2024
Earliest date for decision:	7 November 2024

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	21 November 2024