

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242324
Site Address:	Dukes Field Cottage, Norton Road, Riseley, Reading, RG7 1SH
Expiry Date:	1 October 2024
Proposal: Consultation from Hart District Council for the following proposal: The erection of a three bedroom dwellinghouse with associated car and cycle parking, access, refuse storage and landscaping following demolition of the existing Old School House.	

CONSULTATION RESPONSES

Parish/Town Council	Swallowfield Parish Council does not object to the development itself, however, they do object to a new access being created from Portway. As the planned development is for the rear garden of Dukes Field, the Parish Council would like to see access established via the existing driveway to Dukes Field Cottage.
Internal	Built Heritage – No objection raised Trees and Landscape: - Circa 3m of front boundary and of the trees, T7 of the tree survey, are within WBCs borders. T7 is a third party owned tree. The development will be seen and impact the borough as that side is the access and front facing part of the scheme. - The arb submissions have not adjusted the root protection area (RPA) of trees for the root impermeable surfaces within and outside the site e.g. Portway Road. It seems likely that the roots of T14, T15, T6 and T7 are within the site and more than 20% of those will be in the area of built form. 20% RPA incursion is the maximum amount stated in the BS5837:2012. This means the scheme is not tenable in tree terms. - From a landscape perspective, the site represents a landscape buffer for the borough boundary, and a buffer in Hart District between a new housing estate at St. Legers Way and existing dwellings along Portway. There are currently views to the green infrastructure in Hart which the dwelling would permanently obscure and vice versa. - The site is part of a continuous area of woodland that links in the south-west with an area of Ancient and Semi-Natural Woodland known as Saint Leger's

	Copse and Colin's Copse where there are also areas of Ancient Replanted Woodland. A building of the scale proposed would cause a visual separation of this amenity to the detriment of the local area. Highways: - The submitted transport statement contains details of visibility splays to be provided at the access. Although 2.4m x 25m is considered acceptable in principle, the sightline to the east includes land outside the red line. - There is an existing lamp column adjacent to the proposed access and it is likely there will be utility services within the highway verge. Should the lamp column (or any utilities) require relocation, this will need to be agreed with the council's Street lighting engineer (or utility company) and the applicant shall be responsible for all associated costs. - The councils Highways Agreements team have advised that provision of an access in this location would require significant engineering works due to the culverting of the ditch between the application site and the carriageway. - Although Highways DC have no objection in principle to the access, this is subject to a detailed engineering specification to be agreed with the council's Highway Agreements team. Any planning permission does not authorise construction of the access, which will be subject to separate approval and the applicant will need to be made aware of this. A s278 / Minor works Agreement will need to be entered into. - Alternatively, the applicant may wish to consider withdrawing the application and contact the S278 engineer to agree the access engineering works prior to pursuing planning permission. Drainage: - No objection to the proposal subject to a condition requiring full details of the drainage system.
Neighbours	One neighbour has commented on this application in objection, and their comments are summarised below: • The removal of established trees, bushes and undergrowth would impact the local wildlife. The Cala homes development has already pushed wildlife to this area. • Existing residents of Portway would be blocked from entering and leaving the road whilst deliveries are made to the proposed site. Contractor vehicles would inevitably cause problems for all residents of Portway.

	• The wording 'Old School House' is misleading, it is more an outbuilding/garage/shed. • Portway already struggles for residential parking, visitors would only increase this misery for the existing residents. • Pavements end at No. 4 Portway, the narrow road then provides access to a further 11 properties, safety concerns must be raised to protect those on foot. • The site could be accessed via the landowner own driveway (off Norton Road), this would eliminate changes to Portway and the crossing of county boundaries from Portway.
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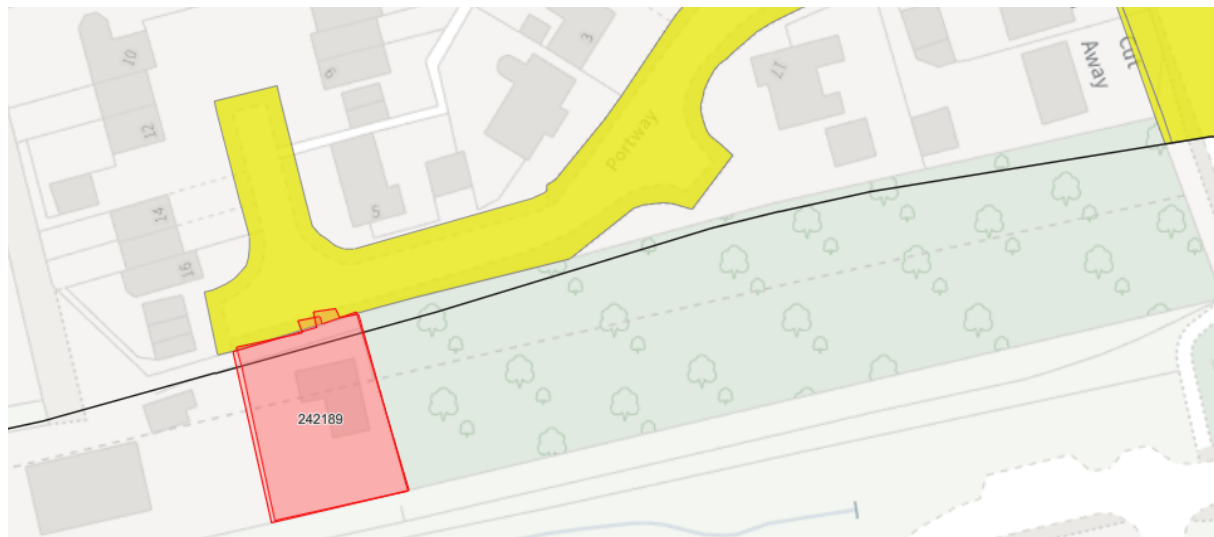
APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☒
No	☐

RECOMMENDATION

In addition to the application submitted with Hart DC, ref: 24/01723/FUL, that WBC has been consulted on, a full application has been submitted to WBC, ref: 242189, due to the northern edge of the application site falling within Wokingham Borough. This application (242189) will focus on the proposed access for the new dwelling due to the small area of land falling within Wokingham. The proposed access for the dwelling would be off Portway and partially on land owned by WBC Highways:



Following the appraisal of Hart's application and consideration of the above concerns raised by internal consultees and Parish, the Local Planning Authority objects to the proposal on the basis of the following:

- It would result in the loss of an important woodland buffer between Riseley Village within Wokingham and the recent residential development to the south

of the boundary within Hart. The loss of this woodland would fail to maintain the separate identity of settlements.

- The proposal would result in the fragmentation and isolation of green infrastructure and have a detrimental impact on the landscape character of the area. This is contrary to WBC Managing Development Delivery (MDD) Local Plan policies CC03 and TB21.
- The proposal would not protect and retain existing trees, hedges and other landscape features and there would be an associated impact on wildlife habitats contrary to MDD Local Plan policies CC03 and TB21.
- It seems likely that the roots of T14, T15, T6 and T7 as identified in the arb assessment are within the site and more than 20% of those will be in the area of built form. 20% RPA incursion is the maximum amount stated in the BS5837:2012. This means the scheme is not tenable in tree terms.
- Potential adverse impact on The Devils Highway Roman Road which is of special archaeological importance.
- The site is within an unsustainable location with a lack of services and other amenities within walking distance from the site.

Date:	14 October 2024
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Recommendation agreed by: (Authorised Officer)	
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Date:	14/10/24
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