DELEGATED OFFICER REPORT

WOKINGHAM BOROUGH COUNCIL

Application Number:	000001
Site Address:	Swan Inn, Eversley Road, Arborfield Cross, Reading, RG2 9PQ
Expiry Date:	28 April 2000
Proposal: Details to comply with condition 13 of consent 99/70857/LA for the approval of external decoration.	

PLANNING CONSTRAINTS/STATUS
• Major/Modest/Limited development location • Designated Countryside • Wind turbine safeguarding zone • Farnborough Aerodrome consultation zone • Sand and gravel extraction • Thames Basin Heath Special Protection Area – 5 and 7 km • Groundwater protection zone • Landfill consultation zone • Minerals consultation zone • Nuclear consultation zone • Contaminated land consultation zone

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and location of development proposals
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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB23 – Biodiversity and development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date

CONSULTATION RESPONSES	
WBC Biodiversity	
WBC Drainage	
WBC Environmental Health	
WBC Highways	
WBC Tree & Landscape	

REPRESENTATIONS	
Parish/Town Council	
Ward Member(s)	
Neighbours	

APPRAISAL

Site Description:

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:

Neighbouring Amenity:

Overlooking:

Loss of Light: *Overbearing:* **Highway Access and Parking Provision:** **Amenity Space:** **Flooding and Drainage:** **Landscape and Trees:** **Ecology:** **Infrastructure:** **Other:**

RECOMMENDATION	
Recommendation:	
Case Officer:	
Date:	
Earliest date for decision:	

Recommendation agreed by: **(Authorised Officer)**	
Date:	