



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 2nd May 2023 which commenced at 7.00pm.

Present:

Chair – Councillor G Littler

Councillors: R Cook, A Neal, C Smith and M Smith

In attendance: E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator) and W Luck (Advisor to Planning Committee)

160. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Mickleburgh.

161. DECLARATIONS OF INTEREST

There were no declarations of interest.

162. PUBLIC FORUM

There were no members of the public present.

163. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 4th April 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 147 - 159).

164. APPLICATIONS FOR PLANNING PERMISSION

164.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

164.2 Planning Applications Received since the Last Meeting of this Committee

164.2.1 No Objection Notifications

RESOLVED that a recommendation of no objection be made to the Local Planning Authority in respect of the following applications:

230700 Householder application for the proposed erection of a 2No storey extension to the side/rear of the dwelling and raising of the main roof along with changes to fenestration and additional rooflights. Conversion of the flat rooves to the existing single storey side and rear extensions to pitched at 39 Wilderness Road.

230724 Householder application for the proposed single storey rear extension, single storey front extension, replace existing garage door with a window to facilitate garage conversion to create habitable space, insertion of an additional window to

ground floor side elevation and erection of detached, single storey storage shed at 38 Paddick Drive.

- 230750 Application for 68 Ryhill Way was discussed and the decision can be found in Minute Item 164.2.3.
- 230801 Householder application for the proposed erection of a single storey rear extension plus modification of the existing rear dormer and changes to fenestration at 405 Wokingham Road.
- 230864 Householder application for the proposed erection of a single storey front extension to form a porch and a part single part two storey side and first floor rear extension, following demolition of the existing garage at 6 Kenton Road.
- 230878 Application for 33 Culver Lane was discussed and the decision can be found in Minute Item 164.2.3.
- 230906 Householder application for the proposed erection of a single storey side and a single storey rear extension, plus changes to fenestration at 40 Clevedon Road.
- 230959 Householder application for the proposed conversion of the garage to habitable accommodation plus changes to fenestration at 46 Faygate Way.
- 230969 Application for 20 Whitegates Lane was discussed and the decision can be found in Minute Item 164.2.3.

164.2.2 Conditional Approval Recommendations

- 230929 Application for 81 Hilltop Road was discussed and the decision can be found in Minute Item 164.2.3.

164.2.3 Applications Requiring a Committee Decision

RESOLVED that the observations and comments as listed below be sent to the Local Planning Authority in respect of the following applications:

- 230333 Householder application for the proposed erection of a front canopy roof, part single part two storey side/rear extension following demolition of existing garage and porch, plus changes to fenestration and proposed dropped kerb at 15 Kennedy Gardens.

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as the applicant has failed to demonstrate that the proposed first floor rear extension does not overshadow any first floor habitable room windows to 14 Kennedy Gardens, contrary to the guidance in the WBC Design Guide sections R18 and R23, as supported by Policy CP3, to the detriment of the occupiers of the neighbouring property. Also, the character of the proposed front elevation is not in keeping with the character of the host dwelling nor that of the general area, being of an inappropriate built form and character to the detriment of the area as supported by Policy CP3. The proposed extension poses an overbearing impact due to its height, mass, bulk and its close proximity to the boundary to adjoining dwellings, has a discordant effect on the character of the street, contrary to Policy CP3. In addition, the extension is contrary to Para 130 of the NPPF, by failing to add to the overall quality of the area, being of poor architectural quality, making the building visually unattractive and not sympathetic to the character of the area; and, The National Design Guide Part 2, Identity, failing to draw upon the architectural precedence of the area, failing to create a positive and coherent identity that local residents can identify with, failing to adopt typical building forms and features of the area.

230391 Householder application for the proposed erection of a part two storey part first floor side extension and conversion of the existing garage to habitable accommodation to form an annex with side/front canopy roof, plus a single storey rear extension following demolition of the existing conservatory and erection of a detached double garage at 5 Dove Close.

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as the applicant's intention from the submitted documents is that the two storey, side extension be a separate dwelling, they have failed to provide information to show that both dwellings can achieve separate and adequate parking on-curtilage at all times, pursuant to Policies CP3 and CC07. Also the rear elevation of the extended property is poorly detailed and not sympathetic to the character of the host dwellings, contrary to Policy CP3, and Para 130 of the NPPF, the roof to the first floor side extension fails to add to the overall quality of the area, it is of poor architectural quality, making the building visually unattractive and not sympathetic to the character of the area; and, The National Design Guide Part 2, Identity, failing to draw upon the architectural precedence of the area, failing to create a positive and coherent identity that local residents can identify with, failing to adopt typical building forms and features of the area. If WBC are minded to approve this application, the following conditions are requested: 1: As the alterations result in accommodation with a separate entrance, the extension as hereby approved shall be used as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as separate dwellings. Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08. 2: The first-floor rear windows to the two storey, side extension shall be obscured glazing and with no opening lights below 1.7m above floor level, unless otherwise agreed by WBC, to prevent overlooking of properties to the rear, protecting the amenity of the occupiers of these properties, as supported by Policy CP3.

230500 Householder application for the re-levelling of the rear garden and releveling of the rear access decking (Part retrospective). WBC has received revised plans which alter the removal of extension and decking from plans to match description at 112 Silverdale Road.

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as the application is confusing, the original submitted drawings were unrelated to the description, and whilst these have subsequently been "superseded", and there is a revised section, 9126-02Rev08, it is not clearly related to either existing or proposed ground levels, nor to the levels in the adjoining properties. This submission of unclear information is contrary to Para 43 of NPPF 2021. As a result, ETC would recommend that this application be refused on the basis of inadequate and confusing information. ETC would also like to take the opportunity to highlight that the unresolved issues regarding the extension and decking as constructed at this property without an appropriate planning permission are still unresolved and consider the applicant would better seek to resolve those important conflicts.

230580 Householder application for the proposed erection of a single storey front extension to form porch, and part single part two storey side/rear extension, following demolition of existing garage, office and dining room at 77 Elm Road.

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as the applicant has failed to demonstrate that two parking spaces are achievable on-curtilage with the extended property, particularly with regards to the access from the existing gates and the protrusion from the extended porch and steps, of particular importance with access from this very busy Elm Road (B3350) and its bus route, as on-street parking to compensate would not be a practical option, contrary to Policies CP3, amenity of road users and CC07, adequate and safe parking provision. Also, the windows to the first-floor rear extension will scale at about 5.3m from the rear boundary with the garden to 4 Rowland Way, overlooking the private amenity space immediately to the rear of that property contrary to the amenity of the occupants as defined

in Policy CP3. If WBC are minded to approve this application the following condition is requested that the proposed new first floor windows to the southern flank wall, facing the rear of 2 Rowland Way, shall be obscured glazing, with no opening lights below 1.7m above floor level, unless otherwise agreed by WBC, to protect the amenity of that property as supported by Policy CP3.

230750 Householder application for the proposed conversion of the loft, including the addition of front and rear dormers at 68 Ryhill Way.

This application was referred to in Minute Item 164.2.1. Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as it is considered that the proposed front dormer is out of character with the host dwelling, and is of an inappropriate form and character, failing to integrate with the surroundings, contrary to Policy CP3

230859 Full application for the proposed erection of a 1no. bedroom ground floor flat and two-bedroom 1st and 2nd floor flat. Following the demolition of the existing garage. The new building will be identical in shape, size and stature to neighbouring properties at 51 Faygate Way.

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as the proposed development is of an inappropriate scale mass, built form and of poor quality design to the detriment of the amenities of adjoining properties and the character of the area, contrary to Policy CP3. The proposed flats have no private amenity space as set out in the Borough Design Guide and supported by Policy CP3. The proposals result in the overlooking of the retained garden to 51 Faygate Way, with the resultant loss of privacy and amenity, contrary to Policy CP3, and the Borough Design Guide. The proposed apartments fail to meet the minimum floor area set out in the WBC Policy TB07 of 50m² for a 1B2P flat, and in the Nationally Described Space Standard of 70m² for a 2B4P flat, as supported by Policy CP3. Also the apartments fail to meet minimum bedroom floor areas and minimum room dimensions; also failing to meet clear headroom requirements and storage standards, in the Nationally Described Space Standards and the proposed parking fails to meet the requirements of Policy TB07, as supported by the Borough Design Guide, in that inadequate on-curtilage parking is proposed in this street already over-subscribed with on-street parking; and that the proposed provision is not accommodated in a compatible character with the area, and fails to create a high quality environment, with cars, and hard paving dominating the public realm. The proposals also fail to provide sustainable development, contrary to Policy CP1 and Section 2 of the NPPF 2021.

230878 (Retrospective) Householder application to retain the air conditioning unit fixed to the side elevation at 33 Culver Lane.

This application was referred to in Minute Item 164.2.1. Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as it is considered that the location of the air conditioning unit would give rise to noise pollution, to the detriment to the amenity and quality of life of the adjoining occupiers, contrary to Policy CP3.

230929 Householder application for the proposed erection of a single storey front extension, single storey side extension and the erection of a first floor including loft space habitable accommodation at 81 Hilltop Road.

This application was referred to in Minute Item 164.2.2. Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as the proposed extension is out of character with the host dwelling, as described in the Borough Design Guide, and by virtue of its bulk and mass, as supported by Policy CP3, to the detriment of the character of the area. If WBC are minded to approve the application the following condition is requested to be attached that all first floor windows proposed in the flank walls facing the side boundaries shall be obscured glazing, with no opening lights below 1.7m above floor level, unless otherwise agreed by WBC, to protect the amenity of the adjacent properties, as supported by Policy CP3.

230969 Householder application for the proposed erection of a two-storey side extension, following conversion of the garage, and the conversion of the loft to habitable accommodation, including the insertion of rear dormers at 20 Whitegates Lane.

This application was referred to in Minute Item 164.2.1. Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as the proposed extension is not subservient to the host dwelling, as described in the Borough Design Guide, and by virtue of its bulk and mass, as supported by Policy CP3, to the detriment of the character of the area.

164.2.4 Tree Works Applications

RESOLVED that the following comment as detailed below be sent to the Local Planning Authority in respect of the following application:

230924 Application for works to protected tree(s) TPO 1243/2008, AREA 1 T1, Weeping Willow – Clear fallen/failed tree back to main root, including pruning away damaged sections of neighbouring trees to make safe. T2, Birch – Dismantle twin-stemmed dead tree in sections to ground level at 3 Silver Brook Close.

ETC raises no objection to this application, but would raise concerns about ensuring that any work to remove the tree does not adversely impact the attenuation of flood water.

164.3 Permitted Development Rights

There were no permitted development rights application.

164.4 Planning Applications Withdrawn

There were no withdrawn applications.

164.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

Councillor Littler thanked Bill Luck, Advisor to the Planning Committee for his services to the Committee which had been appreciated and highly valued.

165. **PLANNING APPEALS**

Councillors noted that no planning appeals had been submitted.

166. **PLANNING ENFORCEMENT STATISTICS**

Councillors noted Planning Enforcement figures received from Wokingham Borough Council for March 2023 – closed cases and April 2023 – live cases.

Bill Luck left the meeting.

167. **TREE PRESERVATION ORDERS**

The committee noted that TPO 1916/2022 – Trees adjacent to 3 Mint Close was confirmed by Wokingham Borough without modifications on 28th March 2023.

168. LICENSING

Councillors noted renewal street trading application for Dambuster Burgers, Reading Harley Davidson, 660 Wokingham Road received from Wokingham Borough Council. Full details have been sent to committee members prior to the meeting and a 'No Comment' response has been submitted.

169. WOKINGHAM WATERSIDE CENTRE

Members noted the response received from Chris Easton, Wokingham Borough Council's Assistant Director Highways and Transport to ETC's letter dated 29th July 2022, in relation to the lack of screening between the Waterside Centre and the Park and Ride, and the strength of the lighting at the location.

170. PUBLICATIONS

It was noted that the following publications had been received since the last meeting:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports February 2023.
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171. PRESS RELEASES

No press releases were requested.

172. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 7.57 pm.

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Chair, Planning Committee