



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 9th January 2024 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

Councillors: N Brock, R Browne, M De Jong, S Jordan, P Jorgensen, A Neal and C Smith.

In attendance: E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee), Councillor Newton, four members of the public and a representative from ACER.

108. APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Cook and M Iyengunmwena.

109. DECLARATIONS OF INTEREST

Councillor Neal declared an interest in application 232991 – 5 Dove Close and application 233024 – 8 Moor Copse Close, as he is a member of Wokingham Borough Council's planning committee. Councillor Jorgensen expressed an interest in application 232880 – 54 Ryhill Way, as the owner of the property is known to her.

Both Councillor Jorgensen and Councillor Neal would refrain from any discussions and abstained from voting on these applications.

110. PUBLIC FORUM

The representative from ACER raised concerns in relation to application 232873 – 695 London Road, that it is out of character. The representative also raised concerns about application 233033 – 109 Anderson Avenue regarding parking provision and that no soft landscaping is shown on the plans. The representative also commented on application 233131 – 105 Pitts Lane that it is out of keeping.

One member of the public present raised concerns about application 233024 – 8 Moor Copse Close in relation to parking and that it is out of character.

111. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 5th December 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 91 - 107)

112. APPLICATIONS FOR PLANNING PERMISSION

112.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

112.2 Planning Applications Received since the Last Meeting of this Committee

112.2.1 Application 233024 – 8 Moor Copse Close

This full application for the proposed erection of 2no studio apartments following demolition of existing garage was brought forward on the agenda for discussion.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons 1: Inadequate car parking provision because of the nature of the road layout and the number of properties around it, the opportunities for on-street parking are severely limited and are probably already fully utilised by the existing properties. The applicant fails to demonstrate how adequate parking can be provided, contrary to Policy CP3, impact in the amenity of neighbouring properties and Policy CC07, failure to demonstrate adequate parking given the constrained nature of the existing highway layout.

2: As these are new dwellings, the applicant has failed to demonstrate compliance with The Nationally Described Space Standards, as supported by Policy TB07, and to the detriment of the amenity of future occupants, contrary to Policy CP3, amenity of future occupants.

3: Inappropriate built form, materials and character, failing to relate well to the adjoining dwellings and the character of the area, contrary to Policy CP3; 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.

4: Inadequate private amenity space, both in terms of quantity and quality, with that for unit 1, ground floor measuring approximately 25sq.m and that for unit 2, first floor, measuring 12sq.m., contrary, in principle, to Design Guide Section R15, as supported by Policy CP and with the amenity area for both studio flats being largely overshadowed by neighbouring properties and the drawings indicating the space for unit 2, first floor has a significant change in level making it largely unusable, to the detriment of the amenity of future occupiers, contrary to Policy CP3.

The four members of the public and Councillor Newton left the meeting

112.2.2 No Objection Notifications

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

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| 232232 | Householder application for the proposed erection of a single storey side extension, part single part two storey rear extension, plus changes to fenestration and the laying of driveway hard standing. WBC has received revised/addition plans which show the proposed parking plan shows the soft landscaping to be retained at 12 Thistleton Way. |
| 232793 | Householder application for the proposed erection of a single storey side/rear and first floor side extension following demolition of the existing garage at 62 Adwell Drive. |
| 232820 | 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 single storey rear extension, following demolition of the existing garage / single storey side extension at 161 Church Road. |
| 232850 | Householder application for the proposed erection of a part first floor part single storey side extension, plus part conversion of the existing garage to habitable accommodation at 62 Skelmerdale Way. |
| 232861 | Householder application for the proposed replacement garage at 51 Redhatch Drive. |

- 232931 Householder application for the proposed erection of a single storey rear extension, including a side infill extension and the addition of a front porch at 24 Sweptstone Close.
- 232958 Householder application for the proposed erection of single storey front extension, single storey rear and side extension following demolition of existing garage at 15 Lakeside.
- 233004 Householder application for the proposed erection of a single storey front extension, single storey side/rear extension following demolition of existing conservatory and garage, plus the erection of a first-floor rear balcony and removal of first floor window at 6 Basil Close.
- 233012 Householder application for the proposed erection of a part single storey part two storey side/rear extension following demolition of existing garage, conservatory and 1no. chimney at 195 Church Road.
- 233028 Householder application for the proposed conversion of existing garage to create habitable accommodation, single storey front extension creating porch plus changes to fenestration at 194 Fleetham Gardens.
- 233049 Householder application for proposed single storey rear extension following demolition of existing garage at 40 Reeds Avenue.
- 240022 Householder application for proposed single storey front extension to create a porch, single storey rear extension plus changes to the fenestration at 15 Sibley Park Road.

112.2.3 Conditional Approval Recommendations

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

- 232887 Householder application for the proposed single storey side extension along with changes to fenestration at 103 Church Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the alterations result in accommodation with a separate entrance, the extension as hereby approved shall be used as ancillary accommodation to the main dwelling house and shall not 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.

- 232991 Application for 5 Dove Close was discussed and the decision can be found in Minute item 112.2.4.
- 233000 Householder application for proposed garage conversion create habitable accommodation with changes to the fenestration, following demolition of the existing garage at 19 Meadow Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that 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 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.

- 233023 Householder application for proposed construction of a two-storey side extension, single storey rear extension and raising of the roof to create habitable accommodation. Ramp access to the front following demolition to the shed, office, store and conservatory (retrospective) at 28a The Crescent.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that any windows facing the boundaries with the adjacent properties are to be of obscured glazing unless otherwise agreed by WBC in writing, to protect the privacy and amenity of neighbouring properties, as supported by Policy CP3. ETC would also highlight the concerns of neighbours that the works on site do not appear to reflect the drawings submitted, particularly with regards to the outstanding enforcement issues at this property.

- 233027 Householder application for the proposed two storey front extension, to include single storey porch canopy. Two storey rear extension plus changes to fenestration following conversion of existing garage to create habitable accommodation at 606 Wokingham Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: The proposed windows to the side elevation shall be of obscured glazing, with no opening lights below 1.7m above floor level, unless otherwise agreed by WBC, to protect the privacy and amenity of neighbouring properties, pursuant to Policy CP3. 2: Due to the existing changes in ground level, details of any proposed patio or decking raised above existing ground level shall be submitted to and approved by WBC to protect the privacy and amenity of neighbouring properties, as supported by Policy CP3.

- 233033 Householder application for the proposed erection of a single storey side extension and a single storey rear extension. Conversion of garage to create habitable accommodation and changes of fenestration at 109 Anderson Avenue.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the alterations result in accommodation with a two separate entrances, no part of the extended dwelling as hereby approved shall 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.

- 233148 Householder application for proposed construction of a single storey rear extension at 38 Sellafeld Way.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that details of a second, on-curtilage parking space, to counter the loss of the garage shall be submitted to and approved by WBC, with the approved parking space constructed prior to first occupation of the extension, as supported by Policy CP3 and CC07. The following Informative is also requested that the applicant's attention is drawn to the potential need for a Party Wall Notice when building alongside the neighbouring garage.

112.2.4 Applications Requiring a Committee Decision

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

- 232758 Full application for the proposed change of use of the existing unit to a mixed use of grocery shop and ancillary in-house bakery and hot food takeaway counter, plus installation of a fume extract system at 2 – 3 The Parade, Silverdale Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the Acoustic Consultancy Report recommendations of the proposed mitigation measures does not offer a definitive solution, as there is no proof from a manufacturer/supplier of the extract equipment that they can provide the necessary mitigation and yet still provide the requisite level of ventilation, with the risk of the system failing to deliver the expected attenuation and the subsequent impact of the extract system on the amenity of neighbouring properties, contrary to Policy CP3.

If WBC are minded to approve this application, the following condition is requested that the ventilation system shall be installed in accordance with the recommendations in Section 4.4 of the LCP Acoustic Consultancy Report (27478/3/1/7) dated 8 December 2023, unless otherwise agreed in writing by WBC, as the report otherwise fails to demonstrate the adequacy and practicality of the recommended solution in protecting the amenity of neighbouring residential properties, as supported by Policy CP3.

- 232873 Full application for the proposed erection of a mansard roof extension to create additional habitable accommodation, and addition of a front parking space at 695 London Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The applicant does not appear to have addressed the reasons for refusal of application 232069; the proposed roof extension would result in a contrived and incongruous addition that would relate poorly to the character and appearance of the existing building and the properties in the immediate area by reason of its form, design, size, scale and massing. It would conflict with Core Strategy Policies CP1 and CP3, the Borough Design Guide SPD, National Design Guide and NPPF (Dec 2023) Section 12.

2. The applicant does not appear to have addressed the reasons for refusal of application 232069; the proposed development would have a detrimental impact on the amenity of neighbouring residents by reason of a loss of privacy, overbearing and overshadowing impact, contrary with Core Strategy Policy CP1 and CP3, the Borough Design SPD, National Design Guide and NPPF (Dec 2023) Section 12

- 232880 Householder application for the proposed erection of a single storey front/side extension, single storey rear extension, garage conversion to create habitable accommodation, plus relocation of garden gate and new pedestrian access gate at 54 Ryhill Way.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The elevation of the front extension fails to respond to the character of the host dwelling, also failing to appear as a harmonious extension to the dwelling and out of character with the area. By virtue of this incongruous appearance, the proposed front extension fails to maintain or enhance the quality of the environment. Also because of its inappropriate mass, built form, height and character, its lack of high-quality design and failure to contribute to the sense of place, contrary to Policy CP3, as supported by WBC Design Guide Section R23.

2: Contrary to Section 12 of the NPPF (Dec 2023), the front 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 host dwelling, failing to produce a beautiful building and in addition, The National Design Guide Part 2, Identity, failing to draw upon the architectural precedence of the host dwelling or 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.

- 232991 Householder application for proposed erection of a single storey front extension with sun pipe and roof lights added to existing garage roof, re-roofing of the conservatory with tiles, garage conversion to create habitable accommodation along with changes to the fenestration at 5 Dove Close.

This application was discussed in Minute Item 112.2.3. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the application would result in ostensibly a separate dwelling, it would impact the amenity of neighbouring properties and highway safety, in terms of ensuring adequate car parking, contrary to Policies CP1, CP3 and CP4, also MDD Local Plan Policies CC01, CC07, TB07 and TB08.

If WBC are minded to approve this application the following condition is requested that 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.

- 233024 Application for 8 Moor Copse Close was brought forward on the agenda and the decision can be found in Minute Item 112.2.1
- 233131 Householder application for the proposed single storey rear extension, a single storey front extension, changes to the fenestration plus the construction of a new boundary wall and electric entrance gates to the front. following the demolition of the existing conservatory at 105 Pitts Lane.

Councillors recommended that objection be raised to this applications and recommends that WBC refuses the application for the following reasons: 1: The use of render and dark grey tiles are not sympathetic to the character of the area, contrary to Policy CP3, inappropriate materials; and Para 131 of the NPPG (Dec 2023) failing to add to the overall quality of the area, 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.

2: The proposed front boundary treatment creates a "fortified" appearance, out of character with the rest of the street which comprise of either open frontages or low walls and fences with hedging, failing to maintain or enhance the quality of the environment, and Policy CP3, being of an inappropriate built form, materials and character to the detriment of the visual amenity of the area. 3: Contrary to Para 131 of the NPPF (Dec 2023), the front boundary wall details are 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.

112.2.5 Tree Works Applications

Councillors noted that the following application has been put on hold by WBC and await further information.

- 233109 Application for works to protected tree(s) TPO-1842-2022 (G1) G1, Oak (G1 on TPO) - Fell and leave 4-5m monolith for habitat. Reason for Works: Large Mature Oak in poor structural condition with significant die back at 5 Henley Wood Road.

112.3 Permitted Development Rights

The following Permitted Development application was noted: -

- 233175 Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00m, for which the maximum height would be 3.40m and the height of the eaves 2.53m at 57 Moorhen Drive.

The ACER representative left the meeting

112.4 Planning Applications Withdrawn

The following application was noted as withdrawn: -

- 232672 Householder application for the proposed erection of first floor rear extension, conversion of loft to create habitable accommodation plus changes to fenestration, to include 1no. dormer and 1no. rooflight at 53 Mill Lane.

112.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish Consultations or Local Authority consultations.

113. PLANNING APPEALS

Members noted that no Planning Appeal notifications had been received.

114. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement figures received from Wokingham Borough Council for November 2023 – closed cases and December 2023 – live cases.

Bill Luck left the meeting

115. TREE PRESERVATION ORDERS

Councillors noted that TPO 1944/2023 – Tree at 7 Lakeside was made by Wokingham Borough Council on 12th December 2023.

116. STREET NAMING & NUMBERING

Councillors noted that no Street Naming & Numbering notifications had been received.

117. LICENSING

Members noted that a notification had been received from Wokingham Borough Council for an application to vary an existing licensed premises gaming machine permit at Toby Carvery, Unit 2, The Square, Chalfont Way, Lower Earley, RG6 5HJ and that a no comment response had been submitted.

118. READING BOROUGH COUNCIL'S LOCAL PLAN PARTIAL UPDATE CONSULTATION ON SCOPE & CONTENT

- 118.1 Councillor M Smith thanked the working group for the draft response to RBC's Local Plan Partial Update. Councillor Jorgenson requested an amendment be made to point 4 of the draft in relation to RBC's comments about the location of the Royal Berkshire Hospital.
- 118.2 Councillors agreed that with the amendment to point 4 of the draft that the response be submitted to Reading Borough Council.

119. WOKINGHAM BOROUGH COUNCIL'S LOCAL TRANSPORT PLAN

Councillors noted that Wokingham Borough Council had launched its Local Transport Plan consultation and that the closing date for comments was 23rd February 2024. Councillors agreed that a working group consisting of Councillors P Jorgensen, A Neal, C Smith and M Smith would draft a response to the consultation, which would be discussed at the next planning committee meeting on 6th February 2024.

120. PUBLICATIONS

Members noted that following publications had been received and are available for perusal from the Council Offices:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports November 2023.
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121. PRESS RELEASES

No press releases were requested.

122. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.30 pm.

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Chair, Planning Committee