



## **PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 3<sup>rd</sup> September 2024 which commenced at 7.00pm.

### **Present:**

Chair – Councillor M Smith

Councillors: N Brock, A Neal, S Jordan and C Smith

In attendance: E Carroll (Deputy Town Clerk) and W Luck (Advisor to Planning Committee)

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#### **44. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors R Cook, M De Jong, M Iyengunmwena and P Jorgensen.

#### **45. DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **46. PUBLIC FORUM**

There were no members of the public present.

#### **47. MINUTES OF PREVIOUS MEETING**

The Deputy Town Clerk reported that prior to the meeting she had noticed that Councillor A Neal had been missed from the 'In attendance' section of the minutes and that the minutes for signing had been re-printed with this correction.

The Minutes of the meeting held on 6<sup>th</sup> August 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 30 - 43)

#### **48. APPLICATIONS FOR PLANNING PERMISSION**

##### **48.1 Decision Notices Issued by the Local Planning Authority**

The Decision Notices reported to the meeting were noted.

##### **48.2 Planning Applications Received since the Last Meeting of this Committee**

##### **48.2.1 No Objection Notifications**

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

- |        |   |
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| 241806 | Householder application for proposed erection of a single storey side/rear extension plus front dormer extension following demolition of the existing detached garage at 57 Beech Lane. |
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- 241979 Householder application for proposed erection of a single storey front extension to create porch, single storey side and rear extension along with conversion attached garage into habitable accommodation following demolition of the existing conservatory at 18 Ratby Close.
- 241996 Householder application for the proposed single storey rear extension, plus garage conversion to habitable space and changes to fenestration at 9 Wilderness Road.
- 242021 Householder application for installation of decking. (Retrospective) at 112 Silverdale Road.
- 242175 Householder application for the proposed changes to front and side roof design at 1 Hindhead Road.

#### 48.2.2 Conditional Approval Recommendations

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

- 241454 Householder application for the proposed two storey side extension with changes to fenestration. (part retrospective). WBC has received revised plans that show: - Removing the front door and being replaced by a window. Both first floor side window will be obscure glazed and non-openable at 35 Amber Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: As the alterations result in accommodation with a separate entrance, the extension as hereby approved shall only be used as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as a separate dwelling. 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: Regardless of the applicant's comments regarding levels it is considered that the first-floor side windows do present the possibility of overlooking the neighbouring property and as such these windows in 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.

3: As the works appear to impact existing trees on the site boundary, the applicant shall submit to WBC for approval details of the tree works proposed to minimise the impact on the character of the area, pursuant to Policy CP3 and to assist in the aims of Policies CP7 and TB23.

- 241938 Householder application for the erection of a single storey rear extension with modifications to the existing single storey roof plus changes to fenestration. (Part retrospective) at 103 Church Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that those conditions attached to 232887 are also attached to this approval, in particular: The extension as hereby approved shall be used as ancillary accommodation to the main dwelling house 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.

- 242059           Householder application for the proposed two storey rear and side extensions, single storey front extension, a loft conversion with rear dormer extension to create habitable accommodation and changes to fenestrations at 74 Mill Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the window to bedroom 2, in the flank wall of the proposed side extension, overlooking 76 Mill Lane, shall be obscured glazing, unless otherwise agreed in writing by WBC, to protect the amenity of the neighbouring property, pursuant to Policy CP3.

- 242115           Householder application for the proposed existing outbuilding to be converted into habitable accommodation at 19 Wychwood Crescent.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the use of this outbuilding for residential accommodation as hereby approved shall only be as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as a separate dwelling(s). 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.

#### 48.2.3 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:

- 241352           Householder application for the proposed raising and modification of the roof of the existing detached outbuilding to form first floor accommodation, plus insertion of rear rooflights at 15 The Crescent.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The built form, mass and character of the proposed development would be completely at variance with the character of the land to the rear of the dwellings in this area, to the detriment of the amenities of adjoining residents, contrary to Policy CP3. It would also fail to maintain or enhance the quality of the environment, contrary to Policy CP1.

2: The proposals also fail to make a positive contribution to the area, and are an inappropriate development in a residential garden, being of an inappropriate built form within the surrounding area; failing to integrate with the surrounding area; and is contrary to the existing pattern of development; incompatible with building heights in the surrounding residential gardens; and is inappropriate tandem development, contrary to Policy TB06.

If WBC are minded to approve this application, the following conditions are requested. 1: The outbuilding hereby approved shall only be used incidental to the host dwelling, and no part 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. 2: The rooflights hereby approved shall be installed with no part below 1.7m above floor level, and shall be permanently obscured glazing, unless otherwise approved by WBC, to protect the privacy and amenity of the neighbouring properties, as supported by Policy CP3.

- 241833           Full application for the erection of a single storey rear extension and the change of use to a mixed use of residential and commercial, consisting of the use of the rear extension for dance lessons, plus conversion of the garage to habitable accommodation and changes to fenestration. (Retrospective) at 10 Thorney Close.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The application description is misleading as the extension appears to have already been constructed under 182326, and this application is actually just a change of use application. 2: As the proposed use as a dance studio is likely to attract a number of students, the applicant has failed to present any details of parking requirements arising from the proposed change of use, contrary to Policy CC07, as such on-street parking as may arise will be to the detriment of the amenity of neighbouring properties contrary to Policy CP3.

If WBC are minded to approve this application the following conditions are requested: 1: The use as a dance studio is limited to one student at a time, with gaps between appointments to ensure no on-street parking demand arises, to protect the amenity of neighbouring properties, as supported by Policies CC07 and CP3. 2: The applicant shall submit to WBC for approval details of a third parking space on-curtilage to provide parking for the one student, and such parking is to be constructed prior to any use as a dance studio, as supported by Policy CC07.

241849      Householder application for proposed erection of a first-floor side extension with changes to fenestration and amendment in the existing roof from valley to flat roof with hips ends. WBC has received revised details which show that the proposal remains the same but the description of development has been altered to read: Householder application for proposed erection of a first-floor side extension with changes to fenestration and amendment in the existing roof from valley to flat roof with hips ends at 75 Pitts Lane.

Councillors recommended the same objection be raised to this application that was submitted on 7th August 2024, that WBC refuses the application as the proposed extension fails to address its prominent location as a corner plot in the street and the extension forms a large mass, dominating the street scene, and failing to enhance the quality of the environment. In addition, the extension fails to respond positively to the character of the host dwelling, and the resultant extended house fails to complement the character of the area. Contrary to Policies CP1 and CP3 and Design Guide Sections R1, R2, R6, R8, R11 and R23.

If WBC are minded to approve this application, the following conditions are requested: 1: The window to bedroom 5, by virtue of its close proximity to the boundary with 49 Hilltop Road, shall be obscured glazing with no opening lights below 1.7m above floor level, to protect the amenity and privacy of the adjoining property, as supported by Policy CP3.

2: The submission and approval of a landscape scheme to help the proposed development blend sympathetically with the surrounding development, such a scheme is to be implemented prior to first occupation of the extension, as supported by Policy CP1, maintaining the quality of the environment, and Policy CP3, of an appropriate form and to integrate with the surroundings.

241940      Householder application for the proposed installation of a dormer and rooflights to facilitate conversion of the loft to habitable accommodation at 65 Collins Drive.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the windows to the proposed dormer at second floor level will be looking down directly into the rear garden of the adjoining property, 63 Collins Drive, just over 6m away, thereby severely compromising the privacy and amenity of the occupants of that property, who currently only have to contend with overlooking from an obscured glazed window to a bathroom and a small window to a landing, contrary to Policy CP3..

241977      Householder application for proposed single storey front extension, 2 storey side extension, part single part 2 storey rear extension with changes to the fenestration at 27 Aldbourne Avenue.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: By virtue of the design, built form, mass and character of the proposed extension on this prominent corner plot location, the proposal have an adverse impact on the character of the area, contrary to Policy CP3; and failing to maintain or enhance the quality of the environment, contrary to Policy CP1.

2: Failing to create a good design solution that complements the character and location of the property, contrary to Para 130 (128) of the NPPF (Dec 2023); the proposals are not visually attractive in relation to its prominent corner location, failing to maintain a strong sense of place, failing to create an attractive solution, contrary to Para 134(132) of the NPPF (Dec 2023); nor does it present a design quality contrary to Para 137(135) of the NPPF (Dec 2023).

241980           Householder application for proposed installation of a climbing frame to the rear of the dwelling at 19 Courts Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The noise of the children playing on the climbing frame would not be sufficiently diminished by the extension in height of the fence, to the detriment of the peace and amenity of the occupants of the neighbouring property, contrary to Policy CP3.

2: The proximity to the boundary fence of the climbing frame will present a sense of an overbearing nature on the amenity of the neighbouring property, contrary to Policy CP3.

242056           Application to vary condition 5 of planning consent 99/68959/F. For the proposed single storey rear extension to the restaurant and alterations to front elevation. Condition 5 refers to the open hours for the supply or consumption of food and drink at 4 The Parade, Silverdale Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: It is considered that the earlier opening time will impact the amenity of the residential properties above, contrary to Policy CP3, particularly when the assessment of application 240997 considered that the current opening hours were adequate.

2: It is considered that the earlier opening time of 7am on Sundays and Bank Holidays will be disturbing to local residents, contrary to Policy CP3, and it is considered that an early opening time on those days is unnecessary.

242069           Full application for the proposed change of use from a garage to facilitate two residential flats ancillary to the main dwelling, along with associated parking and landscaping (retrospective) at Annexe, 14 Wyatt Crescent.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The proposed bedsit units of approx. 30sq.m. and 36sq.m. are inadequate in area when assessed against the Nationally Described Space Standards, and would adversely impact the amenity of future occupants, as supported by Policy TB07.

2: The proposed car parking is considered inadequate in that the provision of two parking spaces in tandem for the bedsit dwellings would be inconvenient to use by two separate households with consequence that one car is likely to be parked in the street, in this already severely constrained former PPG3 development, contrary to Policy TB07, and contrary to section P1 of the Borough Design Guide in that the parking would not be accommodated satisfactorily and contrary to Section P3 as the tandem parking would not be convenient for the users.

3: The proposed accommodation is not provided with private amenity space for the occupants, to the detriment to their amenity, contrary to Policy CP3, and as supported by Section R16 in the Borough Design Guide.

242090      Application for a certificate of existing lawful development for a conversion of the garage into habitable accommodation, with addition of front-facing window and roof window at 26 Beauchief Close.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as there is no plan submitted identifying the provision of adequate parking for two cars on curtilage, and when inspected on site two cars parked end on overhung the highway contrary to Policy TB07, being a hazard to highway safety.

#### 48.2.4 Tree Works Applications

There were no Tree Works applications.

#### 48.3 Permitted Development Rights

The following Permitted Development application was noted: -

242162      Application for Listed Building consent for the proposed repairs to the external structure and fabric including the timber frame and associated brick/render infill panels, roof coverings, chimneys, render finishes and the brickwork substructure; removal of existing impervious paint finish applied to the timber frame, timber sill plate, and brick plinth, and the repainting of these elements with a breathable paint finish, plus localised internal repairs and making good to internal wall finishes, including dry-lining, and decoration affected by penetrating damp at 1 Radstock Farm Cottages, Radstock Lane.

#### 48.4 Planning Applications Withdrawn

There were no withdrawn applications.

#### 48.5 Adjoining Parish Consultations/Local Authority Consultations

The following Adjoining Parish Consultations/Local Authority Consultation was noted: -

242005      Consultation from Reading Borough Council for the following: Demolition of existing buildings and erection of new buildings of 11 and 12 storeys, with amenity space at roof level (part indoor and set back), to provide 576 build to rent residential dwellings (Class C3) with residential amenity space, parking, landscaping and associated engineering works at Napier Court, Napier Road, Reading.

### 49. PLANNING APPEALS

There were no planning appeal notifications.

*Bill Luck left the meeting.*

### 50. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement figures received from Wokingham Borough Council for July 2024 – closed cases and August 2024 – live cases.

**51. TREE PRESERVATION ORDERS**

Members noted that no Tree Preservation Order notifications had been received.

**52. STREET NAMING & NUMBERING**

Councillors noted that no street naming and numbering notifications had been received.

**53. LICENSING**

Councillors noted that no licensing applications had been received.

**54. BUS SHELTERS**

Councillors noted the communication received from a member of Adblock Reading informing ETC of their objections to planning applications for digital advertising bus shelters in Earley, which they have submitted to Wokingham Borough Council

**55. NATIONAL PLANNING POLICY FRAMEWORK**

Councillors noted that the closing date for the ‘Proposed reforms to the National Planning Policy Framework and other changes to the planning system’ consultation is 24<sup>th</sup> September 2024. The Chair reported that the consultation documentation is very complex with over 100 questions and that there was insufficient time for a working party to draft responses to the consultation questions, therefore Councillors would be better placed responding to the consultation as an individual. There were no objections to this view.

**56. 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 July 2024.
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**57. PRESS RELEASES**

No press releases were requested.

**58. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.16pm.

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Chair, Planning Committee