



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 6th September 2022 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors: T Maher, A Mickleburgh, A Neal, R Sangster, M Shaw, C Smith, and M Smith.

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

45. APOLOGIES FOR ABSENCE

Apologies were received from Councillor R Cook.

46. DECLARATIONS OF INTEREST

There were no declarations of interest.

47. PUBLIC FORUM

There were no members of the public present.

48. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 2nd August 2022 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 30-44).

49. APPLICATIONS FOR PLANNING PERMISSION

49.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

49.2 Planning Applications Received since the Last Meeting of this Committee

49.2.1 No Objection Notifications

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

222206 Householder application for the proposed erection of a part single-storey, part two-storey front extension at 428 Wokingham Road.

222248 Householder application for the erection of a single-storey rear extension following demolition of the existing conservatory, plus modifications to existing single-storey roof with the addition of rooflights and conversion of the garage into habitable accommodation (part retrospective) at 71 Bridport Close.

- 222254 Householder application for the proposed part single-storey, part two-storey side/rear extension and single-storey rear extension following demolition of the garage at 9 Dene Close.
- 222262 Householder application for the proposed single-storey side extension, single-storey rear extension plus conversion of loft to create habitable accommodation including 1no. rooflight, following demolition of existing conservatory at 410 Wokingham Road.
- 222269 Householder application for the proposed first-floor rear extension plus changes to fenestration at 384 London Road.
- 222311 Householder application for the proposed single-storey front porch extension, single-storey rear extension and single-storey side extension at 36 High Tree Drive.
- 222383 Householder application for the proposed erection of a single-story side extension and a single-story rear extension following the demolition of the existing conservatory at 63 Egremont Drive.
- 222455 Householder application for the proposed erection of a detached outbuilding at 13 Raggleswood Close.

Councillors raised no objection to this application subject to the following condition:

1: The outbuilding as approved shall only be used incidental to the host dwelling and shall not be used as a separate unit of accommodation for fee paying occupants, unless otherwise agreed by WBC. The reason is to ensure that the amenity of neighbouring properties is not compromised, as defined by Policy CP3, and also Policy CC07, to ensure adequate car parking is provided at all times.

- 222527 Householder application for the proposed erection of a single-storey front extension, single-storey rear extension, erection of single-storey outbuilding, and changes to fenestration at 19 Easby Way.

Councillors raised no objection to this application subject to the following condition:

1: The outbuilding as approved shall only be used incidental to the host dwelling and shall not be used as a separate unit of accommodation for fee paying occupants, unless otherwise agreed by WBC. The reason is to ensure that the amenity of neighbouring properties is not compromised, as defined by Policy CP3, and also Policy CC07, to ensure adequate car parking is provided at all times.

- 222544 Householder application for the proposed erection of a single-storey front extension and conversion of the garage at 16 Catcliffe Way.

49.2.2 Conditional Approval Recommendations

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

- 222388 Householder application for the proposed erection of a single- two-storey rear extension, two-storey side extension and front porch following demolition of existing office/outbuilding at 9 Sidmouth Grange Close.

Councillors raised no objection to this application conditional upon the windows to the side elevation facing 11 Sidmouth Grange Close shall be obscured glazing and with no opening lights below 1.7m above floor level, unless otherwise agreed by WBC, to protect the amenity and privacy of the neighbouring property, as supported by Policy CP3.

49.2.3 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:

221978 Householder application for the proposed insertion of 1no. rear dormer (retrospective) at 72 Sutcliffe Avenue.

Councillors requested that this application be refused due to the bulk of the dormer not being set back from the principal roof that it is set in, and the incongruous extended end wall to the dormer, being out of keeping with the character of the dwelling and of the general street scene, utilising inappropriate materials, namely render, creating a uncharacteristic feature in the street scene on this prominent corner plot. The applicant having failed to complement the host dwelling with the design of the dormer and failing to enhance the character of the area. Contrary to Policy CP3, and as supported by Design Policies R1, R8 and R23; and Section 12 of the NPPF 2021, in not being well designed and not sympathetic to local character; and the National Model Design Code Part 2, Identity, inappropriate shape and configuration and failure to relate to the surroundings. In addition, the rear windows to the extension present the potential for overlooking of the property to the rear, 22 Meadow Road, to the detriment of the amenity of that property, contrary to policy CP3 and as set out in Design Policies R15 and R16.

222238 Householder application for the proposed erection of a part two-storey part single-storey rear extension, with rear dormers/Juliet balcony. Single-storey front extension to form a garage and front porch. First-floor side extension following demolition of existing car port, study, garage and existing single-storey rear extension. The roof ridge height to be raised to match that of the neighbouring properties at 68 Beech Lane.

Councillors requested that this application be refused due to the bulk and mass of the "crown roof", being out of keeping with the character of the dwelling and of the general street scene, utilising steeply pitched roof facades which are an uncharacteristic feature in the street scene. The applicant having failed to compliment the host dwelling with the design of the proposals and failing to enhance the character of the area. Contrary to Policy CP3, and as supported by Design Policies R1, R8 and R23; and Section 12 of the NPPF 2021, in not being well designed and not sympathetic to local character; and the National Model Design Code Part 2, Identity, inappropriate shape and configuration and failure to relate to the surroundings. In addition, the provision of balconies, particularly at first floor and roof level on the rear elevation, will severely impact the privacy and amenity of neighbouring properties contrary to Policy CP3, and as supported by the text accompanying Design Policy R15.

222267 Householder application for the proposed two-storey rear extension. Garage conversion to form habitable accommodation, first-floor extension over garage, single-storey front extension to create porch and single-storey side extension along with changes to fenestration following demolition of the existing shed at 159 Beech Lane.

Councillors requested that this application be refused as the applicant has failed to demonstrate that daylighting to windows in habitable rooms in the adjacent house, 157 Beech Lane, are not impacted, as described in Design Policies R18 and R23, as supported by Policy CP3, impact on the amenity of neighbouring properties. In addition, the different roof pitches to the extension are not in character with the host dwelling and the surrounding area, contrary to Policy CP3; and the prominent front gable extension is a discordant feature in the street scene, particularly on this prominent corner plot, contrary to Policy CP3, and design Policy R8, and Section 12 of the NPPF 2021, in not being well designed and not sympathetic to local character and the National Model Design Code Part 2, Identity, inappropriate form and design and failure to relate to the surroundings.

222374 Householder application for the proposed single-storey front extension, two-storey side extension, first-floor rear extension plus changes to fenestration at 75 Avalon Road.

Councillors requested that this application be refused due to the proposed incongruous rear elevation, not reflecting the character of the host dwelling. The applicant having failed to compliment the host dwelling with the design of the proposals, and failing to enhance the character of the area, contrary to Policy CP3, and as supported by Design Policies R1, R8 and R23; and Section 12 of the NPPF 2021, in not being well designed and not sympathetic to local character; and the National Model Design Code Part 2, Identity, inappropriate form and design and failure to relate to the surroundings. In addition, the rear windows to the proposed first floor rear extension, will significantly impact the privacy and amenity of the neighbouring property at 36 Radnor Road, being only 9.5m from the boundary, and appear overbearing, contrary to Policy CP3, and as supported by the text accompanying Design Policies R15 and R16, failing to maintain privacy and increasing the sense of enclosure and overlooking.

222378 Householder application for the proposed erection of a single-story front extension to form a porch and a single-story rear extension following the demolition of the conservatory at 1 Robindale Avenue.

Councillors requested that this application be refused due to the proposed large, incongruous projecting front porch, not reflecting the character of the host dwelling, nor the character of the immediate area. The applicant having failed to compliment the host dwelling with the design of the porch, being of a large size and out of keeping with other porch extensions in the road, and failing to enhance the character of the dwelling and area, particularly on this prominent corner plot, contrary to Policy CP3, and as supported by Design Policies R1, R8 and R23; and Section 12 of the NPPF 2021, in not being well designed and not sympathetic to local character; and the National Model Design Code Part 2, Identity, inappropriate form and design and failure to relate to the surroundings.

222457 Householder application for the proposed two-storey rear extension plus changes to fenestration at 15 Huntingdon Close.

Councillors requested that this application be refused due to the mass, bulk and orientation of the proposed extension, with its flat roof not respecting the character of the dwelling or the surrounding area, and its significant impact on the daylighting to habitable rooms in the adjoining property, 17 Huntingdon Close, and the shading of their already north facing garden; and the overlooking from the proposed new windows to the living room and bedroom of the adjacent property 7 Ramsey Close. In addition, the new window to the living room will be obstructed by the existing boundary fence providing minimal daylight to the room, to the detriment of the quality of life of the current and future occupiers of the dwelling, necessitating a need for prolonged use of artificial lighting. Contrary to Policy CP3, inappropriate scale mass, built form and height, with a poor quality of design, causing detriment to the amenities, privacy and quality of life to neighbouring properties, as supported by Design Policies R15, privacy of amenity space, and R18 and R23, overshadowing; Policy CC04 failure to deliver a sustainable design, due to the resultant reliance on artificial lighting; and Section 12 of the NPPF 2021, in not being well designed and not sympathetic to the surrounding built environment; and the National Model Design Code Part 2, Identity, inappropriate form and design and failure to relate to the surroundings.

49.2.4 Tree Works Applications

The following application was noted:

222502 Application for works to protected tree(s) TPO 672/1994 - T5, T1, Ash (T5 on TPO) – Crown lift to 4m above ground level; remove deadwood; cut back eastern side of canopy by 2-3m including over-extended branches in upper canopy at 65 Hilmanton.

49.3 Permitted Development Rights

There were no permitted development rights applications.

49.4 Planning Applications Withdrawn

There were no withdrawn applications.

49.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

50. PLANNING APPEALS

It was noted that no planning appeal notifications had been received.

51. PLANNING ENFORCEMENT STATISTICS

Councillors noted that Planning Enforcement figures for closed cases in July and live cases for August 2022 had been received from Wokingham Borough Council.

52. TREE PRESERVATION ORDERS

52.1 It was noted that Tree Preservation Order 1885/2022 - Trees adjacent to 60 & 66 Marefield, Earley had been made by Wokingham Borough Council on 3rd August 2022.

52.2 It was noted that Tree Preservation Order 1890/2022 – Trees at Crockers, Rushey Way, Earley, RG6 4AS had been made by Wokingham Borough council on 24th August 2022.

53. LICENSING

Members noted that no licensing applications had been received.

54. WOKINGHAM BOROUGH COUNCIL'S WOODLEY TO READING ACTIVE TRAVEL ROUTE CONSULTATION

Councillors noted that a response had been submitted to the consultation and could be found on the ETC website. The members of the working party were thanked for their work in drafting the response.

55. WOKINGHAM BOROUGH COUNCIL'S LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

Councillors noted that a response had been submitted to the consultation and could be found on the ETC website. The members of the working party were thanked for their work in drafting the response.

Bill Luck left the meeting

56. PUBLICATIONS

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

Wokingham Borough Council	Neighbourhood CIL Proportion Reports June 2022 Major Developments Monthly Reports June 2022 – confidential, for Parish Officers and Councillors only
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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 8.27pm.

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Chair, Planning Committee