



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 4th October 2022 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

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

In attendance: E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee), a representative of ACER, and 4 members of the public.

59. APOLOGIES FOR ABSENCE

Apologies were received from Councillors T Maher, and M Smith.

Councillor C Smith entered the meeting

60. DECLARATIONS OF INTEREST

Councillor Littler declared an interest in application 222599 – 4 Courts Road as this was a neighbouring property. Councillor C Smith declared an interest in application 222749 – 46 Fairview Avenue as the applicant was known to her.

61. PUBLIC FORUM

The ACER representative expressed concern in relation to application 222170 - 17 Byron Road due to the size and mass of the property and the detrimental effect on adjoining neighbours. The other members of the public present also expressed concerns about overshadowing and overlooking, also that the property has been built out of the confines of the plans.

The ACER representative also expressed concerns about application 222650 - 42 Palmerstone Road in that it was out of keeping with the area. Further concerns were raised about application 222832 – 31 Culver Lane in relation to size, the change in roof style making it out of keeping with the area and application 222749 – 46 Fairview Avenue in relation to this being an exposed corner plot where trees had been felled, ACER would like to see two trees retained in the front garden.

62. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 6th September 2022 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 45-58).

63. APPLICATIONS FOR PLANNING PERMISSION

63.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

63.2 Planning Applications Received since the Last Meeting of this Committee

It was agreed to bring forward Agenda Item 5.2.2 – Conditional Approval Recommendations.

63.2.1 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:

222042 Householder application for the proposed erection of a single-storey front extension, a part single- part two-storey side/rear extension, plus changes to fenestration, replacement of the roof over the existing single-storey rear extension and part conversion of the garage to create habitable accommodation at 6 Ramsey Close.

Councillors raised no objection to this application conditional upon the rear window to the proposed first floor bedroom, facing 4 Thorney Close to be obscure glazed and to maintain a sill height of 1.7m above floor level, unless otherwise agreed by WBC; pursuant to Policy CP3, to protect the privacy and amenity of neighbouring properties. In addition, the following informative is requested: 1: The applicant's attention is drawn to the potential need for a Party Wall Agreement as the proposed works impact on the party wall to the garage.

Member of the public entered the meeting

222170 Application for 17 Byron Road was discussed and the decision can be found in Minute Item 63.2.2.

Councillor Littler left the meeting and Councillor Mickleburgh acted as chair

222599 Householder application for the proposed two-storey side extension plus changes to fenestration following demolition of existing detached garage at 4 Courts Road.

Councillors raised no objection to this application conditional upon the ground floor element of the extension, with the separate access, shall not be used as a separate unit of accommodation for fee paying occupants without prior approval of WBC, to ensure adequate parking is provided at all times, and to protect the amenity of neighbouring properties, as defined by Policies CP3 and CC07.

Councillor Littler returned to the meeting

222680 Householder application for the proposed erection of a single-story side extension with 1no. rooflight following the demolition of the conservatory at 29 Knossington Close.

Councillors raised no objection to this application conditional upon the submission to and approval by WBC of a scheme of landscaping to replace any loss to the existing boundary landscaping, to be implemented in the first planting season after first occupation, due to the significance of this landscaping to the visual amenity of the adjoining open space, as supported by Policy CP1, maintaining the existing quality of the environment; and Policy CP3, contributing to a sense of place by virtue of the maintaining the existing landscaping, without detriment to amenity of the adjoining open space.

222744 Full application for the proposed erection of 1no. replacement dwelling, following demolition of existing dwelling (part retrospective) at 215 Wokingham Road.

This application is referred to in Minute Item 63.2.3. Councillors raised no objection to this application subject to the conditions applied to applications 220624 and 221217, as appropriate.

It was agreed to bring forward Agenda Item 5.2.3 – Applications requiring a committee decision.

63.2.2 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:

222170 Householder application for the proposed erection of a single-storey front/side extension, a two-storey side and part two-storey part single-storey rear extension with 1no. dormer window and changes to fenestration following demolition of existing detached garage at 17 Byron Road.

The application was referred to in minute 63.2.1. Councillors requested that this application be refused due to the bulk and mass and overbearing nature of the proposals, resulting in overshadowing of neighbouring properties, contrary to Policy CP3 and Design Policies R18 and R23. In addition ETC would raise their concerns that the submitted drawings do not accurately reflect the "as-built" situation. If WBC are minded to approve this application the following condition is requested: 1: The side windows, facing towards the boundary with No.15 shall remain as obscured glazing, unless otherwise agreed in writing by WBC, to protect the amenity of the neighbouring property, as supported by Policy CP3.

222437 Householder application for the proposed double-storey rear extension, first-storey side extension and change to position of first-storey, side window at 11 Stonea Close.

Councillors requested that this application be refused due to the inappropriate scale, built form and character of the side extension, the two-storey side extension presenting a large mass to the property to the side, dominating the garden and failing to relate well to the neighbouring property, impacting on the amenity of the occupants, contrary to Policy CP3, amenity of neighbouring properties, and Design Policies R15, relationship of flank walls to rear walls, and R23, amenity of neighbouring property. If WBC are minded to approve this application the following condition is suggested: 1: Windows in the flank wall of the proposed extension facing 5 Irvine Way shall be obscured glazing and permanently fixed closed, unless otherwise agreed by WBC, to protect the amenity and privacy of the adjoining property, as supported by Policy CP3, amenity of neighbouring properties.

222539 Householder application for the proposed raising of the roof to create first floor habitable accommodation with changes to fenestration following the demolition of the chimney at 31 Silverdale Road.

Councillors requested that this application be refused due to the proposals being of an inappropriate mass, height, built form and character compared to the dwellings either side, and not being of a high quality of design. The proposals also appear cramped, presenting a two-storey mass hard upon the boundary with the neighbouring bungalow, providing no separation as recommended by Design Policy R23, as supported by Policy CP3, also failing to respond positively to the context and failing to maintain or enhance the street scene and local character, as also defined in Design Policy R23; 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. If WBC are minded to approve this application the following condition is requested:

1: The "annexe" formed as part of these proposals shall only be used incidental to the use of the main dwelling and shall not be used as a separate unit of accommodation without prior approval of WBC, to ensure that adequate car parking is provided on curtilage at all times, and to avoid impact on the amenity of neighbouring properties. pursuant to Policies CP3 and CC07.

222592 Householder application for the proposed erection of an 1800mm high brick wall to the side eastern boundary at 1 Wheelton Close.

Councillors requested that this application be refused due to the proposed loss of a significant landscape feature in the street, with the position of the proposed wall making no allowance for replacement planting, contrary to Policy CP1, failure to maintain a high quality of environment; Policy CP3, use of inappropriate materials and character to the detriment of the visual amenities of adjoining land users, failure to integrate into the surroundings and failure to use appropriate landscaping; Policy CC03, failure to protect and enhance green infrastructure; Policy TB06 adverse impact on existing boundary landscaping, failure to provide appropriate replacement; and Design Policies R12, failure of boundary treatment to contribute positively to the character of the area, and R14, failure to provide for well-designed soft landscape appropriate to the character of the surroundings.

222629 Householder application for the proposed erection of a two-storey front/side extension; single-storey rear extension; extended front porch roof; demolition of part of the garage and conversion of rest of the garage into habitable accommodation at 35 Andrews Road.

Councillors requested that this application be refused due to the excessive depth, height and close proximity to the side boundary, the proposals would result in an unacceptable loss of light to no.37 Andrews Road's ground floor rear habitable room. The proposals are therefore contrary to the National Planning Policy Framework (NPPF), Policies CP1 and CP3 of the Core Strategy and Section 4 of the Borough Design Guide; the proposed first-floor extension would result in a physically overbearing and oppressive structure that would be detrimental to the amenities of no.37 Andrews Road, contrary to the NPPF, Policies CP1 and CP3 of the Core Strategy and Section 4 of the Borough Design Guide. The reason being that proposals are largely unchanged with regard to the relationship with 37 Andrews Road from refusal 221912.

222650 Householder application for the proposed erection of a single-storey rear extension and first-storey rear dormer to create habitable accommodation at 42 Palmerstone Road.

Councillors requested that this application be refused due to the proposed change in roof form being totally alien to the existing character of the street, where, whilst many properties have been extended, all properties maintain the original fully hipped roof form. Such a change to the roof would be contrary to, Policy CP3, of inappropriate mass, built form and character to the detriment to the character of the area, and would be a distinct departure from that prevailing character; Design Policy R23, the proposals do not respond to the character of the area, producing an unbalanced rhythm in an otherwise consistent roof form.

222710 Full application for the proposed erection of 3-bedroom two-storey dwelling at 89 Church Road.

Councillors requested that this application be refused due to the design of the dwelling failing to address this very prominent corner location, being of a poor design and failing to respond to its location and the existing character of the area, contrary to Policy CP3, and Design Policies R8 and R9. In addition, the proposals fail to address 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.

222714 Householder application for the proposed side and rear story extension, front extension to form a porch and proposed erection of an outbuilding to form habitable space following the demolition of existing garage and sheds at 8 Saffron Close.

Councillors requested that this application be refused due to the visual impact of the extension on the character of the host dwelling, in not being subservient, of an inappropriate scale and mass appearing to double the floor area of the original dwelling, and character to the detriment of the street scene, contrary to Policy CP3, and Design Policy R23; and the failure of the applicant to demonstrate that the proposed extension does not adversely impact the daylight to habitable

rooms in the adjacent property No.7A, to the detriment of the amenity of the occupiers of that property, contrary to Policy CP3 and Design Policies R15, R18 and R23.

222725 Householder application for the proposed erection of a front brick boundary wall with 5 no. columns to the front. (Retrospective) at 21 Mill Lane.

Councillors requested that this application be refused due to the inappropriate height and character of the proposed boundary to the detriment of visual amenity and character of the street and the loss of a landscaped frontage typical of the majority of properties in the road, contrary to Policy CP3 and Design Policy R12, in that the proposed boundary fails to contribute to the character of the area. Also contrary to 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.

Councillor C Smith left the meeting

222749 Householder application for the proposed two-storey side and rear extension, garage conversion to form habitable space, raising of the rear roof, changes to the driveway including a 2.03M addition of wall at the gate following changes to fenestration at 46 Fairview Avenue.

Councillors requested that this application be refused due to the mass built form causing overlooking of the private amenity space of the adjoining properties, 133 and 135 Church Road, only 8m from the window to bedroom 5, to the detriment of the amenity of these properties, contrary to Policy CP3 and Design Policy R15, where there is reference to the privacy of private amenity space. Also, the proposed boundary wall is out of keeping with the character of the area, contrary to Policy CP3 and Design Policies R6 and R12, failing to contribute positively to the character of the area. In addition the proposals fail to address 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. Also, ETC are concerned about the impact of the proposals on the existing trees. If WBC are minded to approve this application the following condition is requested: 1: A landscape scheme showing new tree planting to the frontage to be submitted to and approved by WBC, and implemented during the first planting season after first occupation of the extension.

Councillor C Smith returned to the meeting

222803 Householder application for raising the roof to create habitable accommodation first floor, to include changes to fenestration at 89 Church Road.

Councillors requested that this application be refused due to the lack of usable private amenity space, contrary to Design Policy R16, inadequate amenity space, and inadequate back to flank separation to the adjacent dwelling, as supported by Policy CP3; in addition the proposed alterations do not relate well to neighbouring properties contrary to 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.

222832 Householder application for the proposed extension to the existing loft conversion, the erection of a rear dormer, forming a flat roof and raising the side roof up to the existing ridge height at 31 Culver Lane.

Councillors requested that this application be refused as it is considered that the crown roof will cause significant harm to the street scene and impact the adjoining semi-detached property as the pitch to the crown roof will not match the adjoining roof and will cause a discordant step in the elevation of the pair of semi-detached houses. In addition the truncated gable elevation will be an alien feature in the street scene, which will be prominent due to the adjacent corner properties turning away and exposing the gable. Contrary to Policy CP3., inappropriate scale, mass, built form, height, materials, and character, and poor quality of design, to the detriment of character of

the area; failing to contribute to the sense of place and failing to integrate with the surroundings. In addition the proposals fail to address 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.

222875 Householder application for the proposed conversion of the garage into habitable accommodation at 10 Ilfracombe Way.

This application is referred to in Minute Item 63.2.3. Councillors requested that this application be refused as the proposed parking is considered inadequate in this road already over-subscribed with on-street parking. The loss of the garage is not replaced with adequate on-curtilage parking and the capacity for the street to accommodate more on-street parking is compromised. Contrary to Policy CC07, Design Policies P1, P2 and P3, and Policies CP3 and CP1.

63.2.3 No Objection Notifications

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

222259 Householder application for the proposed single-storey front extension, replacement of first-storey side flat roof to pitched with rooflights to facilitate additional second-storey loft conversion, conversion of garage to create habitable space and changes to fenestration at 9 Pond Head Lane.

222267 Householder application for the proposed part single- part 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 outbuilding. This is a Revised Plans consultation as revised/additional plans have been received for the application. Amended Plans which show the following: Reduction in depth of two-storey rear extension to a maximum of 3 metres, the northern-most two-storey element being set back to 1.25 metres due to a loss of light concerns. Reduction in the depth of the two-storey rear extension has resulted in a single-storey element that protrudes a further 1 metre from the rear elevation of the two-storey extension at 159 Beech Lane.

222420 Householder application for the proposed replacement of the single-story front flat roof with pitched roof and 1no. rooflight at 12 Falstaff Avenue.

222696 Householder application for the proposed single-storey rear extension, to include rooflights plus changes to fenestration at 7 Wickford Way.

222699 Householder application for the proposed erection of first-floor side extension dormer and second-floor rear dormer (conversion of the loft) to create habitable accommodation, installation of 2no. rooflights with changes to fenestrations along with single-storey outbuilding to the rear at 136 Silverdale Road.

222717 Householder application for the proposed conversion of garage to create habitable accommodation plus single-storey front extension at 10 Chittering Close.

222744 Application for 215 Wokingham Road was discussed and the decision can be found in Minute Item 63.2.1.

222750 Householder application for the proposed erection of a two-storey front and a part two-storey part single-storey side and rear extension, including a front canopy roof, a single-storey rear conservatory, addition of rooflights and changes

to fenestration, following demolition of the existing rear extension, conservatory and detached outbuilding at 536 Wokingham Road.

- 222753 Householder application for the proposed single-story rear extension, single-story front extension to form a porch, first-floor front extension with changes to fenestration at 9 Harcourt Drive.
- 222762 Householder application for the proposed erection of a rear garden outbuilding, 2no. two-storey side extensions, single-storey rear extension, front porch extension. Following demolition of existing garage, removal of greenhouse/outside toilet and tree works at 6 Sutcliffe Avenue.
- 222786 Householder application for the proposed erection of a single-storey rear extension and conversion of the garage into habitable accommodation at 4 Lidstone Close.
- 222875 Application for 10 Ilfracombe Way was discussed and the decision can be found in Minute Item 63.2.2.

63.2.4 Tree Works Applications

The following applications were noted:

- 222777 Application for works to protected tree(s) TPO 497/1989 (T1) T1 – 1x Oak: (T4 on TPO) - Reduce the primary lateral branches by 2.5 metres +/- 0.5 metre and remove all deadwood 50 millimetres and over in diameter. This work to be undertaken within 3 months of the date of the accompanying tree survey. Reasons for works can be found in the Tree Surveys Visual tree assessment and decay detection document at 7 Hitch Hill Close. Councillors also noted the WBC has already made a decision on this application.
- 222912 Application for works to protected tree(s) TPO 1885/2022, T1 and G1 T1, Sycamore – Cut back branches overhanging the garden of no. 60 Marefield by approx. 1.5m to nearest suitable growth point, reducing the radial spread of the tree from 4m to 3.5m. T2, Cherry (part of G1) - Cut back branches of the single tree overhanging the garden of no. 60 Marefield by approx. 1m to nearest suitable growth point, reducing the radial spread of the tree from 2.5m to 1.5m at Land to the north of 60 Marefield.

63.3 Permitted Development Rights

The following application was noted:

- 222687 Prior approval application for the erection of a 15m telecommunications mast and 3no. additional cabinets and 8no. paving slabs at Land to the North-West of 91 Rushey Way.

63.4 Planning Applications Withdrawn

There were no withdrawn applications.

63.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

64. PLANNING APPEALS

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

Bill Luck left the meeting

65. PLANNING ENFORCEMENT STATISTICS

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

Councillor Shaw left the meeting

66. TREE PRESERVATION ORDERS

The committee noted that Tree Preservation Order 1850/2022 – Beech rear of 42 Culver Lane, Earley, RG6 1DY had been made by Wokingham Borough Council on 6th September 2022.

67. LICENSING

Members noted that a renewal street trading consent application for 6 months at the University of Reading, Whiteknights Campus outside the Palmer Building had been received and a ‘No Comment’ response submitted.

68. PROPOSED 3G PITCH IN EARLEY

Councillors noted that a public consultation had been run by Wokingham Borough Council from 5th September to 3rd October 2022 on a proposed new 3G pitch at Maiden Erlegh School and that drop-in sessions were held at Maiden Erlegh School on 20th and 21st September 2022.

69. WOKINGHAM BOROUGH COUNCIL PLANNING REFRESHER TRAINING

Councillors noted that Cllr Littler and the Deputy Town Clerk had attended an online Planning Refresher Training Session on 27th September 2022 facilitated by the Operational Lead – Development Management, Brian Conlon. Councillor Littler reported that the training was very thorough.

70. 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

71. PRESS RELEASES

No press releases were requested.

72. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 9.10pm.

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Chair, Planning Committee