

DELEGATED FULL APPLICATION REPORT

Ward: Park

App Ref: 200413/FUL

Address: 155a Wokingham Road

Proposals: Ground, first floor and loft extensions to provide additional bedroom accommodation, residents lounge and associated landscape changes.

Case Officer: Mr James Overall

Date received (valid from): 13 March 2020

Target Decision Date: 8 May 2020

Extended Decision Date: 27 November 2020

PROPOSAL AND SUPPORTING INFORMATION

The site is located in a suburban location to the eastern end of the Borough and comprises a large, extended house which is in use as a residential care home.

The site is located at 155A Wokingham Road (A329), Earley, Reading, RG6 1LP; and is bound to the north by no.155 Wokingham Road; to the south by the access drive to 157A Wokingham Road; to the west by Wokingham Road and to the east by no.6 Brackendale Way.

The proposed development seeks the following:

Ground Floor:

Single storey extension to replace existing conservatory to provide an additional lounge area for residents to comply with CQC standards. The extension is forward of the main building volume, however it is behind the general building line as both neighbouring properties are located nearer the road.

First Floor:

Internal alterations to the layout to ensure bedrooms 17 and 18 have windows and views out (bedroom 17 currently only has a roof-light).

Proposed extension at rear in same form and with similar windows as previous planning permission (161993), with 1 additional bedroom (25) in comparison to the previous permission. This bedroom is to be located within the original lightwell. Within the proposed extension at rear, the layout of bathrooms and bedrooms has been altered when compared to the previous application.

Second Floor:

The dormer at the front is identical to that permitted under 161993 precisely. The Loft extension also follows this permission, however has windows in an alternative arrangement to suit the revised internal layout at loft level to suit bedroom layouts, and access arrangements.

The existing hips to North and South (which were retained in the 2017 application), are now proposed as a half-hip. This allows the space to increase at this level, which allows the bedrooms and en-suites to be of a size suitable for CQC requirements.

A further roof extension is proposed over the link between the 2005 wing and the original building. This involves revising the roof shape, and introducing a small flat roofed area centrally, which will then allow for an additional bedroom to be created. This bedroom will be accessed from the existing 2nd floor South Wing. A monoridge tile is proposed at the front of the flat roof, which ensures that it is not visible from the road.

Various roof lights have been added to ensure adequate ventilation, light and views out from new rooms at loft level.

External changes:

- new patio area below monkey puzzle tree, created using no-dig buildup to protect tree
- replacement bin store nearer entrance to the site
- new bicycle store in location of original bin store
- addition of 2 parking spaces, achieved largely by reorganisation of existing layout, with only small areas of hard standing added.

Plan Type	Description	Drawing Number	Date Received
Location & Block Plan	Proposed	2698-011-P15	28 Oct-20
Floor Plans	Existing	2698-012-P5	19 Mar-20
Floor Plans	Proposed	2698-013-P10	19 Mar-20
Elevations	Existing	2698-014-P4	19 Mar-20
Elevations	Proposed	2698-015-P8	19 Mar-20
Tree Constraints Plan		Rev C	16 Sep-20
Turning Circle Plan	Car	47564/5501/001 Rev A	28 Oct-20
Turning Circle Plan	Large Vehicle	47564/5501/002 Rev A	28 Oct-20
Materials Schedule	Proposed	2698-020-P2	19 Mar-20

PLANNING HISTORY

Reference No.	Description	Outcome
920450	Erection of temporary building for extra storage for residential home part self-contained offices.	Application Refused on 17 Dec-92
040704	Three storey extension to East Wing of existing nursing home	Application Withdrawn on 20 Oct-04
040805	Two storey extension to West Wing of existing nursing home	Application Withdrawn on 20 Oct-04
050321	Three storey extension to East Wing of existing nursing home (re-submission of planning application 04/00316) to provide 12 additional bedrooms and ancillary accommodation.	Application Permitted on 25 Apr-05
050482	First floor extension over existing single storey ground floor to West Wing of existing nursing home to provide 3 additional bedrooms and ancillary accommodation.	Application Permitted on 25 Apr-05
061256	Insertion of five sky lights to rear roof slope	Application Permitted on 26 Jun-06
140934	Pre-Application for the enlargement/raising of roof and addition of rear dormers to accommodate 2nd floor loft conversion and 1st	Observations sent on 1 Aug-14

	and 2nd floor rear extension to provide additional bedrooms and communal areas.	
160438	Pre-Application for a proposed first floor and loft extension to provide additional bedroom accommodation, residents' lounge and storage space.	Observations sent on 20 May-16
161993	Application for full planning permission for first floor and loft extensions to provide additional bedroom accommodation, residents lounge and storage space	Application Permitted on 7 Jun-17

CONSULTATIONS

A site notice was displayed on 21st May 2020, for a period of 21 days.
No letters of representation have been received from neighbouring properties.

Transport

The site is currently occupied by Mulberry Care, a residential care home facility owned and operated by Mulberry Care Ltd. There is a parking area at the front of the site accessed directly from the A329 Wokingham Road. There are unregulated on-street parking bays located on the Wokingham Road in close proximity to the site.

The proposal includes the internal re-arrangement and rationalisation of existing accommodation and a first floor and loft extension to provide two net additional rooms, residents lounge and associated landscape changes.

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities. In accordance with the adopted SPD, the development would be required to provide a parking provision of 1 space per FTE staff and 1 space per 4 residents.

The applicant has confirmed there will be no increase in FTE after the development has occurred, therefore, the proposal would increase the parking requirement by 0.5 spaces (2no. additional residents). However, when assessing the site as a whole it is noted that the development requires an additional car parking space as identified by the applicant. The application proposes an additional 1 space which in principle is acceptable given the overall shortfall of car parking on the site.

However, to achieve this the proposal seeks to alter the existing car parking layout to accommodate the 10 spaces. In doing so the proposed layout now includes the provision of parking bays that could result in reversing into or out of the site, which would not be required as part of the existing layout. Given that the site is accessed from the A329 Wokingham Road which accommodates high flows throughout the day, and the site is adjacent to a pedestrian crossing, a bus stop with cycle lanes running across the access any additional reversing would be detrimental to Highway safety and could not be supported. The revised layout has included an on-site turning facility to ensure vehicles can enter and exit in forward gear and this is deemed acceptable.

I must also stress that Policy TR5 states that within communal car parks for residential or non-residential developments of at least 10 spaces, 10% of spaces should provide an active charging point. A revised drawing should therefore be submitted illustrating at least one space as having access to an electric charging point. This has not been provided and as such will be dealt with by way of a condition.

The Transport Statement stipulates that servicing and deliveries to the site are currently undertaken on-site, accessed via Wokingham Road (A329) and that the proposed servicing and delivery arrangement are to be retained as existing. Following a review, it would appear that the existing layout would allow for on-site turning for some if not all of the service vehicles associated with the existing use. Revised drawings have been provided that identify an on-site turning area and tracking that identifies that this would be sufficient for up to a 7.5t panel van. In principle I am happy to accept this but as previously stated it would need to be confirmed how this turning area would be managed to ensure it is retained as a turning area, this information has not been forthcoming. I am however happy for this to be dealt with by way of a condition.

A new bike store is proposed as part of the development which will provide an additional eight cycle spaces through the installation of a Bikedock Walldock shelter. RBC's cycle parking standards state that one cycle space per three members of staff should be provided at C2 nursing home developments. This means a minimum of seven storage spaces should be provided; therefore, the proposed cycle parking provision is above the minimum standards. I would state that the proposed cycle storage does not comply with the Council's requirements given that it is not in the form of Sheffield type stands, however given that this proposal does not include the provision of any additional staff there is no grounds to object.

In the circumstances there are no transport objection to the proposal subject to conditions.

Trees

The amended tree plan and areas of hard landscaping are acceptable as Dawn Redwood as the species of replacement tree. If planning permission is granted, we will require a site specific Arboricultural Method Statement / Tree Protection Plan which details the steps to be taken in order to protect the retained trees during the course of the building works. We will also require a scheme of landscaping to include planting sizes and densities around the new landscaped areas and post planting maintenance etc. Conditions are therefore recommended.

Ecology

The bat survey has been undertaken to an appropriate standard and no bats emerged from the building. There are therefore no objections to this application on ecology grounds.

Environmental Health

No response was received.

Thames Water

Waste Comments

With the information provided, Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. "No properties shall be occupied

until confirmation has been provided that either:- 1. Capacity exists off site to serve the development, or 2. A housing and infrastructure phasing plan has been agreed with Thames Water. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan, or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Supplementary Comments

Thames Water advise that a drainage strategy should be provided with the details of pre and post development surface water run off rates and the proposed methods of surface water flow management e.g. attenuation, soakaways etc. The drainage strategy should also contain the points of connection to the public sewerage system as well as the anticipated size of the proposed sewer connection/s (including flow calculation method and whether the flow will be discharged by gravity or pumped) into the proposed connection points.

Equality Act 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'

Reading Borough Local Plan (November 2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
H5: STANDARDS FOR NEW HOUSING
H6: ACCOMODATION FOR VULNERABLE PEOPLE
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN14: TREES, HEDGES AND WOODLAND
EN15: AIR QUALITY
EN16: POLLUTION AND WATER RESOURCES
EN17: NOISE GENERATING EQUIPMENT
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTER
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING
OU1: NEW AND EXISTING COMMUNITY FACILITIES

SPG/SPD

Revised Sustainable Design and Construction (2011)

The Town and Country Planning (General Permitted Development) (England) Order 2015

Assessment

A detailed review of the proposed scheme can be found at the beginning of this report, however, in summary, the proposed developments see a net increase of 5 bedrooms compared to existing layout, and an increase of 3 bedrooms over the previous planning permission (161993).

Changes to the internal layout will provide improved bedrooms, with additional en-suite rooms and a new residents lounge at ground floor level. External changes see new bin and bicycle stores, an additional 2 parking spaces and new patio area for residents.

Principle

This application is very similar to the planning application 161993, which included the addition of a rear extension to the first floor and loft. This application gained approval in September 2017. The only difference to this current application is this current application also proposes a new lounge extension at the front of the building, to replace the existing conservatory; as well as increase the roof volume, which will create a further 3 bedrooms, in addition to the 2 rooms which were permitted under 161993.

It is considered that the principle of extending the existing care home is acceptable given the previous planning permission. If the additional proposed changes (when compared to the

previous permission) are compliant with the Policies of the Local Plan, then the application will be supported.

Design & Character

The property is set well back from the Wokingham Road, and is set further back than the neighbouring properties. The local vicinity is made up of large two and three storey detached and semi-detached houses along this stretch of the road, which defines the character.

The building has already been subject to large extensions which have substantially altered its original character. On this basis it is considered on balance that the proposed dormer would be acceptable in relation to the existing building. The community use benefits (Policy OU1) have also been given some weight in reaching this conclusion.

It is recognised that considerable effort had gone into designing the shape of development at first floor rear, in terms of minimising impact on the rear neighbours at 6 Brackendale Way, and the proposed scheme matches the previous approval in this respect.

The loft extension at the front follows the previous approved design in terms of the dormer which was detailed to suit the architecture of the Edwardian villa at the heart of the care home.

This proposal extends the hipped roof at the front to gain space within the loft to make this extension viable while keeping the impact to elevations and massing to a minimum. The changes to the roof provide space for 2 additional bedrooms at loft level as compared to the consented design.

The ground floor extension within this proposal is considered to provide good quality amenity space which looks upon the garden. The materials used for this extension will be in harmony with the existing building while the tall windows would provide a contemporary effect to the design. This contemporary element of the design is looked upon favourably.

The internal changes to the layout on the first floor improve the space to five of the existing rooms, providing them with en-suite bathrooms and good quality light and ventilation.

It is considered that the proposed scheme does not cause harm to the surrounding character of the area, or the street scene. The proposed extensions do not overly mass the existing property, and do not detract. As such it is considered that the proposal complies with Policy CC7 of the Local Plan.

Amenity

The proposal is not considered to cause harm to the amenity of neighbouring properties with regard to overlooking, overshadowing or outlook. As such the proposed scheme is considered to comply with Policy CC8 of the Local Plan.

Transport

A detailed Transport Assessment has been undertaken, and the revised plans are considered acceptable. The full details relating to transport, can be found above within the consultations section. The scheme is therefore considered to comply with the relevant transport policies of the Local Plan.

Natural Environment

The scheme has been assessed by a suitably qualified Arboriculture Officer and Ecological expert. With the addition of relevant and necessary planning conditions, the scheme is considered to be acceptable from a natural environment perspective.

It is noted that a condition was recommended relating to hard and soft landscaping, which was a pre-occupation condition. Given the nature of the development, it is considered that attaching this condition would be unreasonable, and therefore it will not be attached to the decision notice.

Conclusion

The development is not considered harmful to the character or appearance of the site or its surroundings and is not considered to have a detrimental impact on the original building or neighbouring properties. As such the proposed development is considered to be in accordance with the Policies set out within the Local Plan (2019).

RECOMMENDATION:

Grant Planning Permission