

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250201
Site Address:	34 Trefoil Close, Wokingham, RG40 5YQ
Expiry Date:	3 April 2025
Site Visit Date:	11 February 2025
Proposal: Householder application for the removal of the existing garage and conservatory, erection of two storey side extension plus single storey rear extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM11 - Water Resources

Waste Plan (JMWP)	DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
101911	Proposed conversion of existing garage into additional living accommodation, plus single storey extension.	Approved 12/11/2010

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to condition.
WBC Highways – No objection, subject to conditions.
WBC CIL – CIL liable.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site comprises a two-storey detached property located on Trefoil Close, Wokingham. The application site is part of a small cul-de-sac with four other detached properties. Dwellings in the cul-de-sac differ in form and appearance.

The application site is located at the end of a row of three properties with a public footpath running the length of the eastern site boundary, a communal parking area to the northeast and communal garaging and parking to the rear.

The property is set within a relatively large plot and benefits from a large driveway to the side of the property and a detached double garage to the rear.

Typical materials in Trefoil Close include brick, hung tiles, timber detailing and render.

Proposal:

This application seeks approval for the removal of the existing detached double garage and conservatory and the erection of a part single, part two-storey side extension which

would include a rear gable and one Juliet balcony in the rear elevation. Also proposed is a single storey rear extension which would have a flat roof form with two roof lanterns.

The existing brick weave driveway would be extended into part of the existing front garden space.

Changes are also proposed to the external materials of the property which include replacing the existing hung tiles on the front elevation with light render and the removal of the existing timber detailing. The extensions would be constructed from render and brick to match the existing.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

There is no prevailing character to the design and form of properties along Trefoil Close. Properties vary in design, form and appearance with many of the properties having been altered and enlarged over time. The proposed removal of the existing detached double garage and conservatory would facilitate a part single, part two-storey side extension and a single storey rear extension.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments. Section 4 of the BDG states that the primary consideration of side extensions is impact upon neighbourhood and upon street scene and local character. The proposed side extension would measure approximately 3.45m in width and 11.32m in length at ground floor level. The side extension would be subordinate to the host dwelling by being set back from the front building line of the existing dining room by approximately 0.9m at ground floor level and set back 2.48m at first floor level to align with the western side of the property. The set back position of the proposal results in a subservient addition to the host dwelling that would not be obtrusive within the street scene.

Section 4.11 of the BDG states that 'the design of the proposed extension must be well considered, should complement the existing building, either by adopting its style, or by a carefully considered contrast, and the roof form of the extension should take its form

from the main building'. As there are no neighbouring properties to the east of the host dwelling, there would be no concerns of a terracing effect being created by the additional built form. Furthermore, the proposed side extension would complement the host dwelling by being set back from the front gable and aligning with the western side of the property. The proposed pitched roof would complement the existing pitched roof and would maintain the existing ridge line, and the rear gable would replicate the existing front gable with a similar pitched roof form.

The rendered finish at first floor level on the side extension along with replacement rendering on the front elevation of the original dwelling would unify the front façade to create a seamless design.

Furthermore, the numerous mature trees that surround the public footpath to the east of the site would largely screen the side extension from the road when entering the cul-de-sac. Therefore, it is considered that the introduction of the side extension would have no detrimental impact to the character of the host dwelling or street scene.

The proposed single-storey extension to the rear would be largely screened from the public realm by the host dwelling and proposed side extension. Therefore, this element of the scheme would have no adverse impact to the character of the local area.

The introduction of a Juliet balcony at first floor level in the rear elevation would serve a bedroom. Due to the existing pitched roof garage block located to the rear of the property, there would be limited views of the feature from Clover Close. Therefore, it is considered that the Juliet balcony would have no discernible impact to the character of the public realm.

Also proposed is an extension of the existing brick weave driveway into part of the existing front garden space. Whilst this would remove a section of the existing front lawn, a large area of front garden would still be retained. This responds sympathetically to the established character of property frontages within the cul-de-sac which boast driveways combined with front lawns. Therefore, the enlarged driveway would not be out of keeping with the prevailing character of street scene and is acceptable.

Neighbouring Amenity:

Overlooking:

There would be one additional window at first floor level in the front elevation to serve an en-suite bathroom which is a non-habitable room. The window would be road facing and would well exceed the minimum 10m separation distance to be retained between property frontages to maintain privacy (Page 47 of the BDG).

The proposed Juliet balcony in the rear elevation would serve a bedroom and would face directly towards the garage block and communal parking area on Clover Close. As the closest neighbouring property to the rear would be more than 35m away, no adverse loss of privacy impacts would be generated by the Juliet balcony.

There are two roof lanterns proposed in the flat roof of the single storey rear extension. The first-floor level of the adjoining neighbour; no.35 Trefoil Close, extends approximately 1.5m further towards the rear than the host dwelling. Therefore, due to

the closest roof lantern being located approximately 3.5m away from and behind the neighbouring fenestration, there would be limited opportunity for any adverse overlooking impacts to be generated by the roof lanterns.

There are two windows proposed in the side elevation of the two-storey side extension at first floor level. These would be west facing and would serve a bedroom. Whilst it is acknowledged that first floor windows in flank elevations are not generally accepted, the two windows would be positioned more than 10m from the western shared boundary and would only provide views of the roof of the already constructed rear single storey extension of no.35. Therefore, in this instance, given the significant separation distance and position of the windows, the proposed fenestration would not generate any adverse loss of privacy impacts to the occupants of the adjoining property.

Loss of Light & Overbearing:

The proposed two storey side extension is located on the eastern side of the dwelling. As there are no neighbours to the east of the site, there are no overbearing or loss of light impacts that would be generated by this element of the proposal.

The BDG states that the primary consideration of rear extensions is impact upon neighbours. Page 56 of the BDG states that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. Due to the western site boundary being positioned on an angle, the separation distance between the flank wall of the single-storey rear extension and site boundary would range between 0.5m and 1m and would protrude approximately 3.63m from the rear building line. BDG guidance also recommends that 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The proposed eaves height of the rear extension would measure approximately 2.9m with a parapet wall above. Due to the existing single-storey rear extension of no.35 Trefoil Close adjacent to the proposed development, it is considered that there would be limited overbearing or overshadowing impacts generated.

Highway Access and Parking Provision:

The proposal will result in an additional habitable room. The Council's Highways officer was consulted and raised no objection to the proposal, subject to conditions relating to parking spaces to ensure adequate on-site parking provision and access surfacing to avoid spillage of loose material onto the highway. Whilst the condition relating to surfacing is noted, the submitted information states that the proposed parking alterations would consist of extending the existing brick weave driveway. Therefore, a condition relating to access surfacing would replicate what is already proposed and is not necessary.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space. The proposed development would reduce the private garden space, and a garden length of between 6m and 9.3m would be retained. Although this falls below the recommended guidance, it is recognised that the existing garden depth does not comply with the recommended 11m garden length. In addition, the removal of the existing detached double garage would create space within the rear garden and would increase the useable garden width to more than 14m. This is acceptable.

Flooding and Drainage:

WBC Drainage raised no objection to the principle of development, however they have requested additional drainage details prior to the commencement of the development. The site is located within Flood Zone 1 and is at low risk from surface water flooding according to the EA mapping. Therefore, it is considered unreasonable to request further details when compared with the scale of the development proposed, plus the site would retain sufficient permeable ground following the removal of the existing detached double garage and conservatory. Accordingly, the condition is not attached.

CIL:

The Council's CIL officer reviewed the proposed plans and confirmed that the development would create new built floorspace of more than 100sqm. They commented:

"This development will be liable for CIL as it creates new build floorspace of approximately 115sqm.

This is based on the measurements taken from the following floorplans:

Existing – Ground and First Floor Plans TCL01-MAW-00-ZZ-D-I-0110-P02

Proposed Floor Plans – Ground and First TCL01-MAW-00-ZZ-D-I-1300-P02

Please note that any changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

[Wokingham Borough Council - CIL Forms \(exacom.co.uk\)](http://wokingham.gov.uk/cil-forms)

Should you have any queries regarding CIL, please contact.

Developer.contributions@wokingham.gov.uk".

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

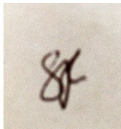
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the

application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	27 March 2025
Earliest date for decision:	27 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	31.3.25