

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250361
Site Address:	33 Hilltop Road, Twyford, Wokingham, RG10 9BJ
Expiry Date:	11 April 2025
Site Visit Date:	17 February 2025
Proposal: Householder application for the proposed erection of a single storey front extension to form a porch, and a single storey side/rear extension following demolition of the existing detached garage.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Twyford

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
651/56	Outline application for residential development at Longfield Road, Twyford	Approve 19 th September 1956

CONSULTATION RESPONSES

Internal

WBC Highways – Further Information Received on Request
WBC Landscape and Trees – No Objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection providing the planning officer has no concerns regarding the loss of light to the neighbouring property.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

A 1950s semi-detached house on a residential road in the major development location of Twyford.

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 development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

Proposal:

Erection of a single storey front extension to form a porch, and a single storey side/rear extension following demolition of the existing detached garage. The front extension to form a porch with a pitched roof will measure 3m in width, 2m in depth and 3.6m in height. The single storey side extension will measure 2.5m in width, 10.5m in depth and 3m in height with a flat roof. The single storey rear extension and the addition of two roof lanterns will measure 6m in depth, 8.9m in width and 3.5m in height. The proposed single storey side extension will serve a bedroom with double doors to the rear garden, a utility room and shower room. This section of the proposed extension will not extend further into the rear garden or be nearer to the boundary with no.35 Hilltop Road, than the existing garage footprint. The single storey rear extension to serve a sitting room will have bifold doors and no. 2 roof lanterns. The north facing elevation of the proposed sitting room will be located 20cm from the shared boundary with no.31 Hilltop Road.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

The street scene in Hilltop Road comprises detached and semi-detached houses of a similar age and design to the application site. The properties benefit from garages, open plan front gardens and driveways for off street parking. No. 26 Hilltop Road and the immediate neighbour at no 35 have two storey side extensions and several properties have also added front porch extensions.

The front elevation of the proposed single storey side extension will be set back from the principal elevation of the existing dwelling by 3.3m and be set back from the highway by 9.8m. It will not dominate the street scene and is a similar design to other properties in the street that have added side extensions.

Therefore, if materials are used to match the existing dwelling, the front extension to form an enclosed porch and the single storey side extension will not be overly prominent; will be appropriate in terms of scale, mass and layout, and comply with policy.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The north facing side of the proposed rear/side single storey extension will be located approximately 20cm from the shared boundary with no. 31 Hilltop Road and extend 6m beyond the rear wall of the original dwelling. The south facing side of the extension to form a bedroom will not extend further into the rear garden or be nearer to the boundary with no. 35 Hilltop Road, than the existing garage footprint.

Overlooking:

There are no proposed windows on the north facing side elevation of the single storey rear extension. The south facing aspect of the single storey side extension has one window that would serve a bathroom. Therefore, if the window is obscured glazing and non-opening and fixed closed, unless above 1.7m from the internal floor level, there is no impact on the neighbour's privacy from any additional overlooking.

Loss of Light:

The proposed single storey rear extension extends 6 metres beyond the rear wall of the existing dwelling and is located within 20cm, and directly south, of the shared boundary with no. 31 Hilltop Road. The boundary treatment is a wooden fence approximately 1.8m in height and screened on the neighbours' side by vegetation approximately 2.5m in height.

Figure 1 shows the vertical 45-degree angle test from the corner of the proposed extension to the ground floor of the neighbouring property at no. 31 Hilltop Road. This test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen here the test is complied with in relation ground floor window to the nearest habitable room of the neighbouring property.

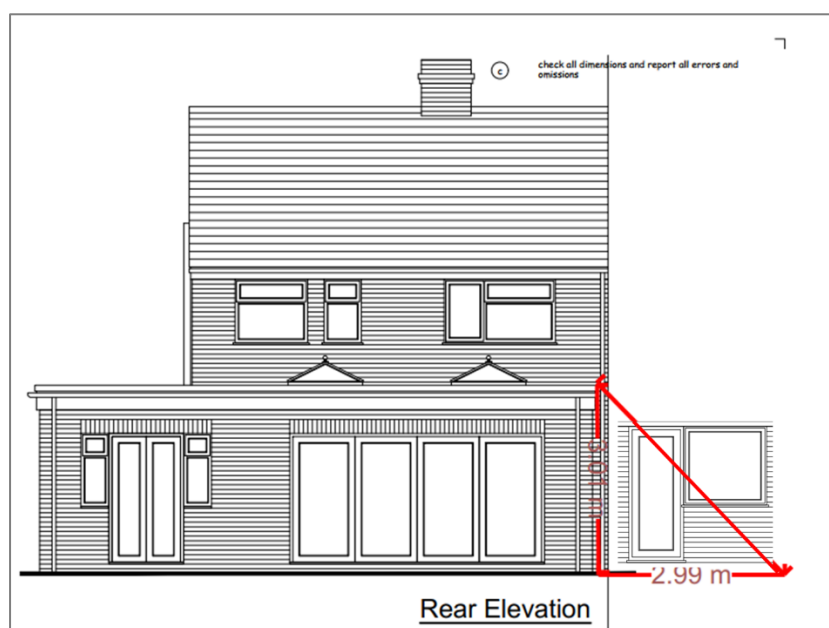


Figure 1: Annotated image to show vertical 45-degree angle in relation to rear ground floor of neighbouring property (not to scale).

Overbearing:

The rear single storey extension will extend beyond the rear wall of the existing dwelling by 6 metres to accommodate the sitting room. This is 2 metres longer than what is recommended in the Borough Design Guide for development close to a boundary. However, the development will sit within an enclosed garden 20m in length with enough remaining space for daily living activities and recreation. Therefore, given the limited height of the proposal and its flat roof design, it would not result in a significant overbearing impact on neighbouring amenity to warrant refusal of this application.

Overall, the impact of the development on the residential amenity complies with policy CP3 and CP9 of the Core Strategy in relation to overlooking and overbearing.

Highway Access and Parking Provision:

Highways Officer comments: According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m. while the total numbers of habitable rooms still cannot be identified from the submission, there will be two additional habitable rooms on the ground floor. Given the existing dwelling to be a 3-bedroom house and the submitted ground floor arrangement, it is reasonable to assume that the proposed dwelling will have six to seven habitable rooms. Two driveway parking provisions can be marginally acceptable for this instance. However, the applicant shall reduce the length of the proposed utility room by a minimum of 0.3m, to extend the length of driveway to a minimum of 10m to prevent encroachment of public footway. A 0.9m wide direct access to the rear garden is suitable for cycle storage, which is acceptable.

Planning Officer comments: Figure 2 shows the revised parking layout to accommodate no.2 cars at the front.

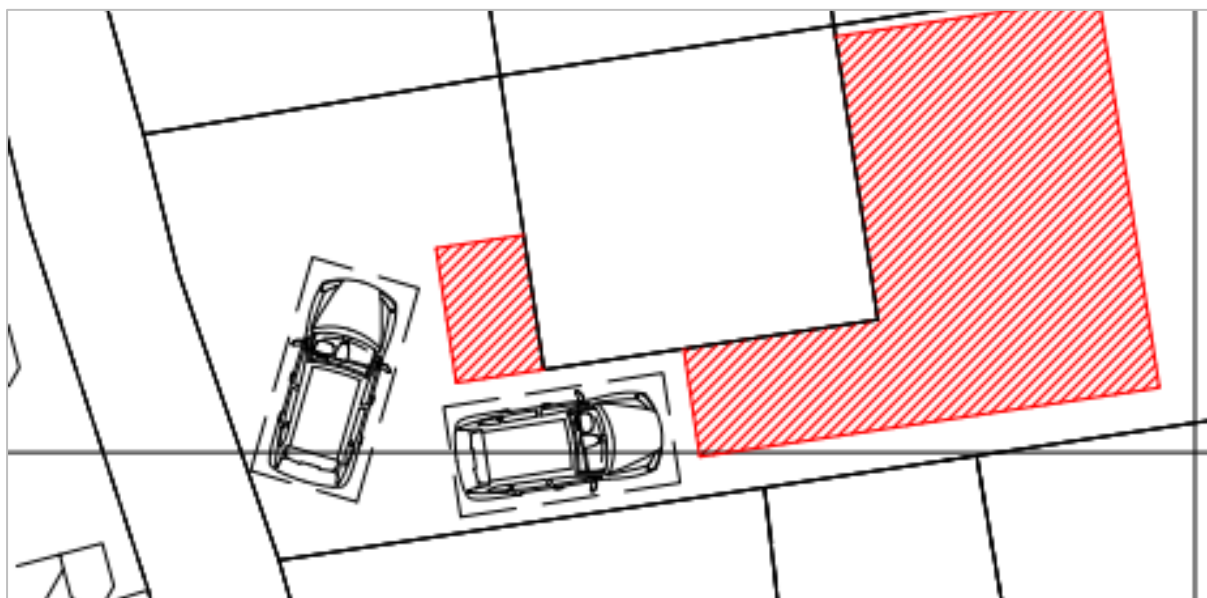


Figure 2 Screenshot of revised parking plan showing no. 2 parking spaces

Landscape and Trees:

Tree and Landscape Officer comments: The site is on a maturing housing estate road, a semi-detached house amongst similar aged properties, some of which have been altered over time. It appears likely that the front porch would respect the building line as compared to no.25 Hill top Road. The additions are subservient, use existing/complementary materials and as such I suggest will not be out of keeping in the street scene.

Ecology:

The site is within an area that is suitable for roosting bats. However, the proposal would not impact the existing main roof of the dwelling house and a bat survey is not necessary in this instance.

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:	Yes
Recommendation:	Approve
Date:	28 March 2025
Earliest date for decision:	10 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	02/04/25