

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242821
Site Address:	23 Chicory Close, Earley, RG6 5GS
Expiry Date:	1 January 2025
Site Visit Date:	26 November 2024
Proposal: Householder application for the proposed single storey side and rear extension, with 4 No. roof lights and the partial conversion of the existing garage.	

PLANNING CONSTRAINTS/STATUS

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
SSSI Impact Risk Zones

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
212545	Householder application for proposed erection	Approved

	of a single storey side and rear extension with three roof lights, partial garage conversion and changes to fenestration.	17/09/21
223535	Application to vary conditions 2 and 3 of planning consent 212545 for the proposed erection of a single storey side and rear extension with three roof lights, partial garage conversion and changes to fenestration. Condition 2 refers to approved details and condition 3 refers to external materials, and the variation is to allow the change of approved external finish from brickwork to render.	Approved 05/01/23

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received
Other	Mr William Luck: This appears to be a Section 73A application for works already constructed? However, it is unclear what the difference is between the drawings approved under 212545 and this application, presumably submitted in response to enforcement notice RFS/2023/088889? The only difference appears to be a slight reduction to the garage roof verge overhang, is this indeed the "roof overhang" mentioned in the enforcement cases list? Officer response: The existing verge overhang to be cut back and both existing and new bargeboards to be fixed flush to wall to minimise overhang. Upstand to be provided to edge of flat roof to prevent rainwater discharge over boundary. 22 Chicory Close: We wish it to be noted that on the Planning Application Form that 'Certificate of Ownership - Certificate B' is inaccurate at this time. As yet no notices have been served. Officer response: See procedural matters section of report

APPRAISAL

Site Description: Two storey semi-detached dwelling.

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.

Procedural Matters: Given the existing overhang of eaves, the neighbour (22 Chicory Close) has claimed that Certificate Of Ownership - Certificate B was not been served. Certificate B has been signed and the council have received letters from the applicant showing that the neighbour (22 Chicory Close) was notified prior to the application being submitted and within 21 days.

Character of the Area: The partial garage conversion for a utility room would not harm the character of the area, as the change is only internal.

The single storey side extension would be modest in scale and will be a subservient feature to the dwelling. The side element of the extension will have an unorthodox roof form, but this will not be appreciable from the public realm – it has been designed so that a small pitch roof element at the front will be visible and this would result in an acceptable visual impact.

The single storey lean-to-roof extension with 4 roof lights does not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide. Furthermore, at current, a conservatory is located at the rear of the property in the back garden. The single storey rear extension would have a very similar view, so it is not going to have a significant harmful impact as it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The brown plain roof tiles and Rosewood Upvc window will match the existing, thus in keeping with the current characteristics of the dwelling. The existing walls are red/brown multi facing brick whereas the proposed is light coloured render. The material choice and colour does vary slightly on the road and the majority of the changes would not be visible from the street. The proposed alteration would therefore not adversely harm the street scene.

Neighbouring Amenity:

The Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure. The separation distance between the flank wall and site boundary of no.24 is approx. 1m, thus complying with the BDG.

On the other hand, the single storey rear extension would be up to the boundary of no.22. It is noted that the existing garage is already up to the boundary of the no.22. As such, an extension that does the same would not result in harm to the character of the area despite not being completely in accordance with the Borough Design Guide.

Overlooking: As part of the rear extension, a new window and bi-folding door would be added. The fences would prevent any harmful overlooking.

Loss of Light/Overbearing: Given the extension is only single storey it would not be considered to be overbearing or result in harmful loss of light.

The 4 rooflights would not result in harmful impact upon neighbouring amenities.

The existing verge overhang to be cut back and both existing and new bargeboards to be fixed flush to wall to minimise overhang. Upstand to be provided to edge of flat roof to prevent rainwater discharge over boundary.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified from the submission and previous approved planning applications, the numbers of habitable rooms on the ground floor remain unchanged in this proposal.

As the existing garage of dimensions 5.4m x 2.6m does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking are retained within the red line.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	19 December 2024
Earliest date for decision:	28 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.12.2024