

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250736
Site Address:	42 South Lake Crescent, Woodley, Wokingham, RG5 3QJ
Expiry Date:	20 May 2025
Site Visit Date:	7 May 2025
Proposal: Householder application for the proposed erection of single storey front extension creating porch, two storey side extension, two storey rear extension plus conversion of loft to create habitable accommodation to include 1no. dormer, rooflights, solar panels and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Woodley
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
250225	Application for a certificate of lawfulness for the proposed erection of an outbuilding, and demolition of the existing outbuilding.	Approved – 27/03/2025

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site is a semi-detached dwellinghouse on a late 1940s residential development in Woodley. The dwelling benefits from an existing single storey side addition which has a partly chamfered flank wall which responds to the shared boundary line with No. 41 South Lake Crescent adjacent and the crescent layout of the estate. Proposal: This application proposes the erection of a single storey front porch extension, part single storey, part two storey rear extension, part single storey, part two storey side extension, the conversion of the existing loft space facilitated by 1no. rear dormer and 3no. rooflights on the front, plus the installation of solar panels and fenestration changes. The proposal would project beyond the existing rear building line and flank wall by approximately 3.2m. The two storey element would have a pitched roof form at a total height of approximately 7.6m at the rear and 6.5m at the front. The box dormer at the rear would be set down from the main ridgeline by approximately 0.15m and set in from the sides of the roof. The proposed front porch extension would project beyond the principal (front) building line by approximately 1.2m, with a 2.8m width and total ridge height of 3.4m. 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.

Design and Character of the Area:

South Lake Crescent comprises an established residential area characterised by predominantly two storey semi-detached dwelling. There is a distinctive deliberate layout to the area, whereby for the most part, dwellings are regularly positioned around an elongated road layout with broadly consistent set backs from the highway and spacing between the semis (at first floor level). At some prominent corner plots dwellings are chamfered to address the corner which adds interest and aids legibility. Although the estate has been added to and altered over time, including various examples of side and front extensions, the underlying layout structure is still discernible.

There are various examples of side/front extensions visible from the street scene which contribute to the variety of frontages. At the front, the proposed side extension would appear as a subservient addition to the host dwelling due to it being set down from the main ridgeline and set back from the front building line at first floor level in accordance with the Borough Design Guide SPD. While the extension is of a relatively large size at ground floor level, it would be fairly discernible from the street scene due to its siting well back from the street scene, its 1m set back from the shared side boundary with No.41 adjacent, and its chamfered orientation which responds well to the shape of the plot and the crescent layout of the estate.

While the proposal would considerably expand the footprint at the rear, it would remain well set in from the site's side boundaries while its total depth would be proportionate to the size of the existing dwelling. At first floor level, the proposal is well designed in respect of its complementary gable roof form, set down from the main ridgeline and proportionate width. The proposed rear dormer would not add significant bulk to the host dwelling due to it being well contained within the roof plane and set down from the main ridgeline in accordance with the Borough Design Guide SPD.

The proposed single storey front porch extension is in keeping with the size and form of similar extensions visible from the street scene and would not encroach beyond the principal building line. Its pitched roof form would also complement the main roof form of the host dwelling and various other examples on the street scene. The proposed rooflights are proportionate in size to the existing fenestration and would relate to neighbouring examples.

While it is acknowledged that the site benefits from previous additions, and the proposal would further enlarge the existing floorspace, due to the size of the plot it is not considered that the proposal is synonymous with overdevelopment. The total size of the dwelling following the development would not be out of character with similarly sized dwellings within the surrounding estate. Moreover, the proposal is well designed in respect of its subservient features and the proposed use of matching/in keeping external materials to the existing would further mitigate the visual impact of the scheme.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Overlooking: The site has a fairly unique relationship with No.26 Coniston Close to the rear, with the neighbouring dwelling sited in close proximity to the site's rear (eastern) boundary and its private amenity space located to the side. The existing back-to-back separation distance is approximately 15.5m.

The proposed rear extension would reduce the existing separation distance to approximately 12.2m, which is significantly shorter than the Borough Design Guide SPD's recommended minimum of 22m for back-to-back relationships. At first floor level, the outlook from the proposed fenestration would be similar to the existing, and a mature tree adjacent to the rear boundary would partially screen the development from the neighbouring site. Therefore, this proposed fenestration would not be a significant change to the existing relationship and there would not be an adverse overlooking impact on No.26 Coniston Close.

However, the proposed second floor rear facing windows would be a significant change to this relationship and would likely have a clearer direct view into the neighbouring private amenity space serving the neighbouring property. The tree would not sufficiently screen the outlook from these windows. To prevent a direct overlooking opportunity from these fenestration, as well as from the proposed first floor flank window facing No.41 South Lake Crescent adjacent, a condition requiring these windows to be retained as obscure glazed, and non-opening less than 1.7m above the finished floor level of the room, is recommended. While this condition would restrict the daylight received by the converted loft space, direct light would be received from the proposed rooflights.

The proposed rooflight on the northern elevation facing No.43 South Lake Crescent adjacent appears to be more than 1.7m above the finished floor level, due to its position any potential overlooking would be sufficiently mitigated. To prevent any potential direct overlooking opportunities onto either adjacent neighbours, a condition is recommended to restrict the insertion of any additional windows on both side elevations at first floor level or above without consent.

Loss of Light: The first floor element of the proposed side and rear extensions would be well set in from the site's side boundaries, approximately 3.6m from No.43 adjacent to the north and a minimum 1m from No.41 adjacent to the south. Measurements taken on the submitted plans and the approved plans for consent ref 231292 (which has commenced at No.41) from the rear elevation of both adjacent properties indicate that the proposal fully complies with the 45 degree test (horizontal), meaning that the proposal would not directly impact the level of light received by both neighbouring properties. The proposal therefore complies with BRE guidance and the Borough Design Guide SPD in this respect.

Overbearing: Due to the proposal being set in from the site's side boundaries by a minimum of 1m, and the mono-pitched roof form of the single storey element of the side extension, there are no concerns in respect of potential overbearing impact.

Solar Panels: Ten PV solar panels are proposed on the flank elevation of the proposed two storey side elevation, these would be installed as a group together on

two rows (5no. on each row). Due to the existing relationship with No.41 South Lake Crescent adjacent to the south, the height of proposed panels and their relatively modest size it is not anticipated that the panels would introduce adverse harm on the amenity of neighbouring properties in terms of glare or glint impact.

Overall, it is considered that any potential harm on neighbouring amenities has been sufficiently mitigated, prohibiting any additional harm over and above the existing level of amenity. The proposal is therefore compliant with Policies CP1 and CP3 of the Core Strategy.

Highway Access and Parking Provision:

Policy CP6 of the Core Strategy seeks to manage travel demand with sustainable travel modes, appropriate vehicle parking and minimisation of traffic impacts and highway safety concerns. Policy CC07 and Appendix 2 of the MDD Local Plan set out the minimum parking requirements for development proposals.

An enlarged front parking area, facilitated by the part removal of the existing front boundary wall, would accommodate 3no. off road parking spaces in accordance with the Council's parking standards. Following the submission of a revised site plan showing this parking arrangement, the Council's Highways Officer has raised no objection to the proposal subject to conditions.

Subject to conditions, the application is acceptable and is therefore recommended for **approval**.

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 May 2025
Earliest date for	16 April 2025

decision:	
------------------	--

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	20 May 2025