

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250706
Site Address:	16 Dark Lane, Wargrave, Wokingham, RG10 8JU
Expiry Date:	26 May 2025
Site Visit Date:	7 May 2025
Proposal: Householder application for the proposed erection of a single storey rear extension and 2 no. side facing dormers plus fenestration changes following the demolition of the existing chimney, garden room, conservatory and garage.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location – Wargrave
Landscape Character Assessment Area – Wargrave-Twyford Arable Chalk Lowlands
Bat Roost Habitat Suitability

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 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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

There is no planning history relevant to the proposed development.

CONSULTATION RESPONSES

Internal

WBC Highways: No objection
WBC Ecology: No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council raised no objections.
Ward Member(s)	No comments received
Neighbours	1 comment received objecting on the following grounds: - Loss of privacy from the proposed dormer window on the south-east elevation. Increased loss of privacy from the existing first floor window on the south-east elevation resulting from internal alterations. <i>Officer's Note: These matters are discussed in the 'Neighbour Amenity' section of the report.</i>

APPRAISAL

Site Description:

The application site comprises an early 20th century detached chalet style bungalow located towards the northern edge of the settlement of Wargrave. The site benefits from a deep rear garden and existing additions including a cluster of single storey outbuildings to the rear of the main dwelling. The north-western boundary of the site adjoins a footpath connecting Dark Lane with the late-1960s residential development to the east.

Proposal:

This application proposes the erection of a single storey rear extension and 2no. side facing dormer windows plus fenestration changes following the demolition of the existing conservatory and outbuildings. The submitted plans also show an enlarged patio area, the installation of an Air Source Heat Pump (ASHP) on the north-western elevation and PV solar panels on the south-eastern elevation.

The proposed rear extension would project beyond the existing rear building line by approximately 8.35m with a pitched roof form at a total ridge height of approximately 5.15m. The extension would have a contemporary appearance utilising vertical timber cladding and large fenestration. The proposed dormer windows would be relatively modest additions to the existing roof with a width of approximately 1.6m and height of 1.8m.

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:

Dark Lane has a considerably varied street scene in terms of housing types, architectural form, style and scale. The site sits at the northern end of a row of detached dwellings which sit well back from the highway and are well screened by mature trees and planting. To the north of the site is a row of mid-20th century detached and semi-detached dwellings which are Georgian in style, while a denser development (Hill Lands) is located opposite the site.

The proposed rear extension would significantly extend beyond the rear building line of the original dwelling as well as the existing flank elevation towards the north-western boundary. While the proposal would be a significant addition to the host dwelling, its footprint is only marginally larger (approx. 12 sqm) than the outbuildings and conservatory it would replace. The extension would also be set back from the existing building line established by the garage and garden room, effectively amalgamating the existing development into a more cohesive addition to the main dwelling. The extension is also proportionate in size in relation to the site's deep residential plot.

The proposal would be fairly discernible from the street scene due to the intervening boundary treatment. Nonetheless, where the extension protrudes the existing flank elevation it would appear a subservient addition to the host dwelling due to its set down ridgeline and half hip roof form. Moreover, the proposal would be well set back from the principal (front) elevation and its eaves line would match the host dwelling. Therefore, while a significant addition to the host dwelling, it is considered that the proposal would not appear as overly dominant or bulky for the reasons discussed above.

The proposed external materials would comprise vertical timber cladding, a metal roof on the northern element and a slate roof on the southern element of the extension. While more contemporary in appearance than the existing light brown roof tiles and white render, their tone and colour would complement the host dwelling and are a carefully considered contrast.

The proposed dormer windows would appear as subservient additions to the host dwelling due their relatively modest size, complementary gable form and their position well set down from the main ridgeline. The proposed fenestration changes to the front of the host dwelling would have a neutral visual impact on the site's frontage.

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 immediate street scene. Moreover, the proposal is well designed in respect of its subservient features and carefully considered contemporary

appearance. 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: An objection has been raised regarding loss of privacy impact on the rear garden spaces serving No.14 Dark Lane from the proposed dormer window on the south-eastern elevation. Both proposed dormer windows would serve non-habitable rooms (bathrooms) and will be fitted with obscure glazing. To prevent direct overlooking opportunities, 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.

Concern has also been raised regarding the proposed layout change of the existing first floor and the change from the existing first floor side facing window serving a non-habitable room to a bedroom. As internal layout changes can be carried out without planning permission, it would be excessively onerous to require this existing window to be replaced with obscure glazing and such a condition would fail to meet the 6 tests under the Planning Practice Guidance.

Loss of Light and Overbearing: The proposed rear extension would be set back from the shared boundary with No.12 Dark Lane by approximately 11.5m and from the side boundary adjoining the footpath by 1.8m. Due to the single storey nature of the extension, and the relatively modest size of the dormer windows, there are no concerns relating to potential loss of light or overbearing impact on neighbouring properties.

Solar Panels and Air Source Heat Pump (ASHP): Full details on these elements have not been submitted under this application. However, the submitted proposed drawings indicate that an array of panels would be installed on the southern elevation of the extension facing No.12 adjacent. Given the significant separation distance from the shared side boundary, it is not anticipated that the panels would introduce adverse harm on the amenity of neighbouring properties in terms of glare or glint impact.

The ASHP would be installed approximately 11m from the nearest residential property (No.16 Dark Lane). Given the significant separation distance it is not anticipated that the ASHP would introduce adverse harm on the amenity of neighbouring properties in terms of noise impact. Statutory noise nuisances are also enforced against under Environmental Health legislation.

Ecology:

The site is located within an area where bat roosts have previously been identified. A Bat Emergence Survey Report (NewWays Ecology, 26/9/24) has been submitted in support of the application. The report concludes that the existing dwelling has low potential to host roosting bats, there are currently no bat roosts within the site and that the proposed development will not result in the disturbance, modification and destruction of a bat roost.

As such, the proposed works will not impact on protected species and no further bat surveys or information are required for the assessment of this application.

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:	21 May 2025
Earliest date for decision:	23 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22 May 2025