

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243216
Site Address:	10 Gainsborough Close, Woodley, Wokingham, RG5 4HD
Expiry Date:	28 February 2025
Site Visit Date:	20 January 2025
Proposal: Householder application for the proposed erection of a single storey rear extension including a roof lantern, garage conversion to create habitable accommodation along with changes to fenestration following demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley

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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
06095	Semi-detached house and garage	Approve 9 th June 1977

CONSULTATION RESPONSES

Internal

WBC Highways

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site comprises of a two-storey semi-detached dwelling with an integral garage in the residential cul-de-sac of Gainsborough Close in Woodley.

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: The erection of a single storey rear extension including a roof lantern to create a family/dining room that will measure 3.6m in depth and 5.2m in width. The maximum height of the extension will be approximately 3m. The garage conversion would create a shower room and home office. There will also be changes to the fenestration following the demolition of the existing conservatory.

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. Policy R23 of the Borough Design Guide (BDG, 2012) states that any alteration or extension to an existing building should be well-designed, contribute positively to the local character and original building, and relate well to neighbouring properties.

The site is in the defined settlement area of Woodley. The street scene is a residential cul-de-sac with a mix of semi-detached and detached dwellings of a similar age and design. The front gardens are open plan and have driveway parking for vehicles. Other properties in the street have converted the garage to habitable accommodation, including the immediate neighbour. Moreover, this proposal would blend with other street frontages and not be overly prominent. Overall, the proposal complies with Policies CP1 and CP3 of the Core Strategy and Policy R23 in the Borough Design Guide.

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 that following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- A gap should be retained between the building and site boundary, and this should be a minimum of 1m in width.

Overlooking: The west facing side of the rear extension will have a door and a window that would replace the door and window in the existing conservatory. This means there would be no additional overlooking onto no. 11 Gainsborough Close. The front window of the garage conversion would not directly overlook neighbours. The ground floor side window serving the shower room would be set back from the principal elevation by 3.5m and face onto the corner of the front /side extension and window at no. 11. Any overlooking into the nearest habitable room at no.11 would be minimal. However, if the shower room window is conditioned to be obscured glazing and non-opening below 1.7m from the internal floor level, there are no concerns related to overlooking.

Loss of Light: The development is single storey and protrudes 1m beyond the neighbour's rear conservatory at no. 9. The shared boundary is a fence approximately 2m in height and the development would not result in any substantial loss of light to the neighbour's conservatory.

Overbearing: The rear extension will project 3.6m from the main rear wall and be built adjacent to the shared side boundary and rear extension at no.9 Gainsborough Close. Although the extension will be slightly larger than the existing conservatory, it will have a flat roof and be modest in terms of size, shape and scale. Therefore, there are no concerns that the development would be overbearing.

Highway Access and Parking Provision:

Highway Officer Comments: While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. As the existing garage of dimensions 5.2m x 2.3m does not fully meet the council's requirement for car parking, there will be no loss of parking space.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. Although the garage facility is removed from the proposal, direct access to the rear garden will likely remain suitable for cycle storage, which is acceptable.

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:	21 February 2025
Earliest date for decision:	24 January 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.02.2025