

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250379
Site Address:	2 Norfolk Close, Wokingham, RG41 3AF
Expiry Date:	16 April 2025
Site Visit Date:	11 March 2025
Proposal: Householder application for the proposed single storey rear extension, plus the installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Historic Flooding Points Consultation Zone

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
990038	Full Planning Approval – Proposed first floor side extension to dwelling and conversion of garage to playroom.	Refused – 12/01/2000

980772	Full Planning Approval - Proposed first floor side extension to dwelling and garage conversion to playroom.	Approved - 03/08/1998
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to condition
WBC CIL – Development is not CIL liable
WBC Highways – No objection

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is a south facing two storey detached property to the east side of Norfolk Close. The property is set back from the public highway and has a small modest front garden with simple vegetation and small driveway accommodating at least two cars.

The existing dwelling is light brown textured build externally with a light brown tiled roof along with bright white fenestration detailing.

Proposal:

Planning permission is being sought for the proposed erection of a single storey rear extension, installation of rooflights and changes to fenestration.

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/ Character of the Area:

In terms of policy CP3 'General Principles for Development', point (a) states that proposed developments should be of an appropriate scale, mass, layout, built form, height, materials and character to the area together with a high-quality design. The proposed development matches the existing activity and character of the area.

In terms of rear extensions, the Borough Design Guide states these should not project more than 4m from the main rear wall. It also states that the maximum eaves and ridge height should be no more than those of the existing property.

The proposed rear extension would project beyond the rear wall of the original dwelling by 3.02 m and the maximum height of the extension would measure around 3.75 m. Owing to rear extension's location at the rear of the property, it would have limited visibility within the street scene. Similarly, No 1 Norfolk Close has had a similar scheme approved and implemented (WBC ref. 091995).

The extension would not exceed the existing rear building and would match both No 1 and No 3 Norfolk Close in rear projection of the properties. The roof form would be appropriate and would match the design of the original in terms of its gradient.

In terms of external materials, these are to match the original dwelling and this will be secured via condition.

Overall, the proposal is considered comply with general guidance in the Borough Design Guide and policy CP3 in terms of being an appropriate scale, relative the development in the surrounding area.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The proposal shows no side windows to be installed on the west or east elevations (side elevations). Three rooflights are incorporated in the proposal however as they are positioned at the top of the proposal, they would not have an adverse implication on overlooking. The proposed rear facing bifolding doors would also not result in overlooking into properties located at the rear of the site owing to there being boundary treatment and a substantial separation distance.

Loss of Light:

A 45 – degree angle test was performed on both No 1 and No 3 Norfolk Close from the nearest habitable window. The 45-degree line was not breached for either neighbour, therefore the proposal would not result in a substantial loss of light for either neighbour.

Overbearing:

The proposed rear extension would not exceed the current rear building line of the immediate neighbours. The extension complies with the criteria set out in the Borough Design Guide in terms of depth and height and would not result in substantial overlooking. The distance between the eastern and western elevations from the site boundary exceed that of 1 metre.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

The WBC Highways Officer has reviewed the proposal and concluded that while the number of habitable rooms cannot be determined from the plans, there shows no change in habitable rooms on the ground floor. The present parking provision available on No 2 Norfolk Close is acceptable and there is no necessity to demand additional parking. They also concluded that there would be no negative impacts on the ability to provide cycle storage.

Flooding and Drainage:

Policy CC09 states that all sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding.

Policy CC10 states that all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner.

The application site is located in flood zone 1 which is the zone that has a low probability of flooding. As such, because of this, and the modest scale of the proposal, there is not resistance to the proposal on grounds of flooding.

The WBC Drainage officer has reviewed the proposal and requested a condition be attached to the permission requesting further drainage details and how the extension will feed into the existing drainage system. However, the location of the extension would be largely on an area of hardstanding (patio). As such, the amount of permeable land that would be removed to facilitate the development would be minimal and as such is not considered to result in substantial additional surface water. Therefore, it is considered unreasonable for a condition requesting drainage details to be submitted to be attached to the permission for this modest householder proposal.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

A small portion of the front driveway of the application site has been identified to be a potential bat roosting location. However, the rear of the property, where the extension is proposed, is not within in a potential bat roost area Therefore it is considered that the proposed rear extension would not have any adverse ecological implications for potential roosting bats due to its location at the rear of the property.

Conclusion:

In consideration of the assessment made above, the proposal is considered acceptable and 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:	Approved subject to the following conditions: 1. Full Planning Approval – 3 Years 2. Approved Details 3. Materials
Date:	14 March 2025
Earliest date for decision:	12 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14/03/25