

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242542
Site Address:	122 Victoria Road, Wargrave, Reading, Berkshire, RG10 8AE
Expiry Date:	11 December 2024
Site Visit Date:	5 November 2024
Proposal: Householder application for the proposed raising of roof and erection of a part single part two storey/first floor front extension, single storey rear extension with installation of front and rear dormers and roof lights plus changes to fenestration and addition of a front porch canopy roof.	

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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2008/0921	Front extension to form porch, plus two storey front and rear extensions to dwelling.	Refused – 13/10/2008
657/57	Two bungalows	Approved – 08/10/1957

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council raised no objection subject to a condition requiring the retention of the on-site parking provision to be maintained for the parking of vehicles at all times to minimise the potential for displaced on-street parking. <i>Officer's Comment: This is discussed within the 'Highway Access and Parking Provision' section of the report.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site comprises a detached chalet style bungalow on Victoria Road, Wargrave. The site forms part of a row of 4no. dwellings which are set well back from the prevailing building line and subsequently benefit from ample amenity space and parking at the front. The dwelling benefits from existing habitable accommodation within the loft space facilitated by 3no. rooflights at the rear.

Proposal:

This application proposes the raising of the roof to create additional first floor habitable accommodation, facilitated by the insertion of a flat roof dormer to the rear, a pitched roof dormer and 1no. rooflight to the front, plus the erection of a part single, part two storey front extension and single storey rear extension along with a front porch canopy and fenestration changes.

The most significant proposed change to the host dwelling is the raising of the roof with an increase in ridge height of approximately 0.5m. The proposed front extension would project beyond the existing principal (front) elevation by approximately 2m with a total ridge height of 5.85m, while the single storey rear extension would span the full width of the host dwelling with a total depth of approximately 1m.

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:

Victoria Road is characterised by a remarkably varied street scene comprising a mix of detached, semi-detached and terraced dwelling of differing architectural form and ages. Nonetheless, neighbouring dwellings are predominantly two storeys in height, with the application site and the adjacent neighbour (No.124) siting well below the prevailing ridgeline.

The proposed raising of the roof, while a significant change to the host dwelling, is well designed in respect of retaining a similar pitch and respecting the existing gap between the main dwelling and its side boundaries. Moreover, the creation of additional first floor accommodation would appear as fully contained within the roof, rather than creating a full additional storey, highlighting the appropriate bulk of the scheme. The increased ridge height would also remain set down from the prevailing ridgeline of the street scene and would not be out of character due to the predominant two storey nature of neighbouring dwellings.

The proposed dormer window at the front is well proportionate in size and would be in keeping with the examples of dormer windows and other gable features within the immediate street scene. Front facing rooflights are also a common feature of neighbouring properties. While the proposed flat roof dormer at the rear is considerable in terms of its width, it would appear as a subservient addition to the host dwelling due to it being set well down from the raised ridgeline and set in from the eaves and sides of the roof plane.

The Borough Design Guide SPD generally discourages large front extensions, however the overriding consideration in all cases will be impact on the street scene and local character. The SPD also states that front extensions are generally only acceptable where the building is set well back from the street frontage in a large plot and should generally be no more than one storey in height. The two storey element would extend the existing gable projection forward by approximately 2m, while the single storey element would project forward by approximately 1.1m.

While a large front extension, the proposal would respect the existing gap between the main dwelling and its side boundaries and retain a significant separation distance from the street frontage of approximately 14.5m. Moreover, the proposal would remain well set back from the prevailing principal building line. While it would be more than 1 storey in height, as discussed the additional first floor accommodation would appear as fully contained within the roof plane and is well designed in this respect. Therefore, the proposal would not have a detrimental impact on the character of the area or the visual amenity of the street scene.

The proposed single storey rear extension is fairly modest in terms of its size and scale. It is well designed in respect of retaining the existing gable roof form while its

size is in keeping with other neighbouring examples. Overall, the proposal would have an acceptable impact on visual amenity and local character in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Overlooking: The proposal would not introduce any first floor level windows on the flank (side) elevations of the host dwelling. The site does not have a traditional back to back relationship with any neighbouring dwellings to the south. Nonetheless, the proposal would retain a back to flank separation distance with No.6 East View Road adjacent of approximately 30m, which well exceeds the Borough Design Guide's recommended minimum of 12m. Therefore, the proposal would not result in any adverse harm on neighbouring amenity in respect of overlooking impact.

Loss of Light and Overbearing:

Front Extension

While the proposed front extension would project beyond the principal (front) elevation of Nos. 120 & 124 Victoria Road adjacent, due to the existing flank to flank separation distances (more than 3m respectively) being retained, and the two storey element being appropriately set in from both side boundaries by more than 1m, there would be no adverse loss of light or overbearing impact on either adjacent neighbour.

The applicant has annotated on the submitted proposed site plan 2no. 45 degree lines (horizontal) taken from the closest front facing fenestration serving Nos. 120 & 124, in accordance with BRE guidance, which demonstrates that the proposal would not directly conflict with the level of light received by this fenestration. Upon reviewing the submitted plans and observations on the site visit it is agreed that the proposal would accord with the Borough Design Guide and BRE Guidance in this respect.

Raising of Roof

Due to the existing separation distances from both the site's side boundaries and the immediate adjacent neighbours being retained, and the relatively modest increase in ridge height proposed, any potential loss of light or overbearing impact would be limited. Moreover, the proposal would not encroach the rear building line at first floor level, resulting in no impact on either adjacent rear garden space.

Overall, any potential harm on neighbouring amenities has been sufficiently mitigated, preventing any additional harm over and the existing level of amenity. The proposal is therefore compliant with Core Strategy policy CP3 in this respect.

Highway Access and Parking Provision:

The site visit confirmed that the existing front drive can accommodate off-street parking for 3no. vehicles. The Council's Highways Officer has reviewed the proposal and raised no objection, noting that the existing parking provision would remain acceptable following the development.

Wargrave Parish Council has requested a condition which would require the retention of the site's off-street parking provision at all times to minimise the potential for on-street parking following the development. While this is duly noted, the proposal would

not impact on the existing provision which remains in accordance with the Council's Parking Standards, while the creation of one additional habitable room would not have a significant impact on parking demand. Therefore, the recommended condition would not be relevant to the development proposal.

Other:

The proposal would have a minimal impact on the site's existing soft landscape features. The Preliminary Ecological Appraisal submitted in support of the application confirms that the host dwelling has no suitable features of value to bats, and there is no evidence of the presence of bats internally or externally. Therefore, no further bat surveys 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:	4 December 2024
Earliest date for decision:	8 November 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	05/12/24