

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250228
Site Address:	10 Shepherds Hill, Woodley, Wokingham, RG6 1BB
Expiry Date:	3 April 2025
Site Visit Date:	11 February 2025
Proposal: Householder application for the proposed single storey front and rear extensions, including the erection of 2 no. roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
001806	Proposed single storey side extension to dwelling to form replacement garage and single storey rear extension to form conservatory.	Approve 25/09/00

CONSULTATION RESPONSES	
Internal	
WBC Highways: No objection subject to conditions	
External	
None consulted	

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	8 Shepherds Hill: No objection in principle The plans show the front single storey extension using the exterior wall of property 8 Shepherds Hill. Not give consent for the exterior wall of no 8, our property, to be used in the construction of the front single storey extension of no 10. Guttering and downpipes for drainage are not clear For the back single storey extension, are fence panels to be removed and the wall to be built on the boundary? The revised plans were yet to be submitted to WBC and are to change from a single storey to a two-storey front extension. Officer response: Any works on, over or under a neighbour's land or property requires the need for compliance with the requirements of the Party Wall etc. Act 1996, but is not a material planning consideration. The details of the guttering and downpipes for drainage will form part of the building regulations application, not the planning application, we don't hold details for that. The plans show the rear extension would be slightly set off from the flank wall, with the boundary fence remaining. The part first-floor extension is not part of this application.

APPRAISAL
Site Description: Two storey semi-detached dwelling. 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.

Character of the Area: The single storey flat parapet roof front extension would be approx. 6.82m in depth, 5.05m in width and 2.95m in height. It includes adding one window on the front elevation and 2 side window and a new entrance facing no.12. The Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”* and *“generally only acceptable where the building line is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line”*. Whilst the extension would be considered to be large in size and scale, the dwelling is uncharacteristically set back from the other dwellings along Shepherds Hill front building line. The property does have the space to the front to accommodate for such sized extension. The flat roof design is not an exemplar design solution, however in this location it is considered acceptable. Furthermore, it would only be single storey and would not project forward of the established building line, thus complying with the BDG.

The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the windows would be similar to the existing in size and proportions of current ground floor window along Shepherds Hill, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

The lean-to single storey rear extension is approx. 3m in depth, 4.95m in width and 3.42m in height. The proposal also includes 2 roof lights and a bi-folding door. The proposal does not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide, as the depth is 3m, thus complying with the BDG. Moreover, the host property has a very spacious garden to accommodate for such sized extension and there are similar sized extensions in the surrounding area (6a Shepherds Hill). Also, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

All the materials shall be of similar appearance to the existing, thus in keeping with the current characteristics of the house. It is therefore considered acceptable with no adverse impact on the street scene.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property as part of the front extension. This would overlook onto the street scene and onto

hedging, thus no harmful overlooking.

The front extension also includes adding 2 side windows facing no.12 as part of the kitchen. The existing property already has side ground floor windows facing no.12 and given the fence would screen the windows, it would prevent overlooking and there are no concerns. The new entrance would not pose any harm given the existing entrance is already on the side elevation. (one side window of no.12 is utility room (non-habitable room, other window and door obscured glazed)

The single storey rear extension includes a bi-folding door as part of the dinning room, which would overlook onto the garden and as such no harmful overlooking concern. Also, both side existing boundary treatment would screen and prevent overlooking.

The first floor en-suite and hall window facing no.12 will be obscured glazed.

Loss of Light/ Overbearing: The BDG states “a gap should be retained between the building and site boundary and this should be a minimum of 1m in width”. The separation distance between the flank building wall of no.10 and the site boundary of no.10 is approx. 1.35, thus complying with the BDG. Given the front extension is only single storey and set off the boundary, it would not be considered overbearing or cause loss of light to no.12.

As the rear extension is single storey and modest in scale there are no concerns on overbearing or loss of light.

As the rear extension is a single storey that does not project significantly beyond the existing conservatory at no.8, it would not detrimentally impact the occupant's amenity at no.8.

Given the separation distance from the side boundary of no.12 is over 1m, thus complying with the BDG, it would not detrimentally impact the occupant's amenity at no.12.

Also, the existing side boundary fences would somewhat screen the single storey rear extension.

Highway Access and Parking Provision: The proposal will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards.

The front extension will impact the existing driveway, however, the submitted drawing indicates revised driveway parking and this is considered acceptable.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	31 March 2025
Earliest date for decision:	27 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	31 March 2025