

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250897
Site Address:	14 Selsdon Avenue, Woodley, Wokingham, RG5 4PG
Expiry Date:	24 June 2025
Site Visit Date:	9 June 2025
Proposal: Householder application for proposed single storey front extension to facilitate a front porch followed by a two-storey side, part two storey and single storey rear extension, along with loft conversion to create habitable accommodation to include 1 no. dormer followed by changes to fenestration and demolition of 1 No. chimney and existing outbuilding.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development 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
464/57	Semi Detached House and Garage	Approve 9 th July 1957

CONSULTATION RESPONSES

Internal

WBC Highways – Requested Further Information
WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

The site is a 1950s semidetached dwelling in the residential area of Woodley. The property has a garage, a driveway for off street parking and soft landscaped front garden with a low boundary wall. To the rear there is a private garden with fence and brick wall boundaries.

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:

Proposed single storey front extension to facilitate a front porch followed by a two-storey side, part two storey and single storey rear extension, along with loft conversion to create habitable accommodation to include 1 no. dormer followed by changes to fenestration and demolition of 1 No. chimney and existing outbuilding.

The front single storey extension will have a sloping roof and extend beyond the principal elevation by 1.2m and measure 5m in width. It will have a window to serve the playroom and a front facing porch with door.

The ground floor side/rear extension will facilitate an open plan kitchen/living/dining room, a study and playroom. It will also enable the reconfiguration the existing ground floor to create a utility room, reception room and WC. It will be 7.9m in width and extend beyond the existing rear wall by 5.3m, and beyond the rear wall of the adjoining house by 2.3m. It will have a window and doors to the rear garden. The part single storey extension will have a part sloping/part flat roof.

The first-floor extension will be set back from the ground floor extension and be 0.8m forward of the front original wall and the front bedroom will have a front facing window. At the rear, the distance from the adjoining property at no. 12 Selsdon

Avenue will be 3m. It will have a pitch roof, extend beyond the existing wall by 4.3m and measure 5.4m in width. and there will be two windows to serve an additional bedroom. There will be a small window on the side elevation to serve the ensuite. The rear dormer extension will measure 3m in depth, 2m in height and 4.4m in width. It will have a flat roof with 2 no. windows on the rear elevation to serve the bedroom and ensuite.

Revised plans were submitted by the applicant to demonstrate that 3 no. parking spaces can be accommodated on the front driveway of the property and to reduce the width of the proposed extension to retain a 1m gap with the property boundary of the site.

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.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.
- Side extensions should retain a gap between the building and the side boundary that is a minimum of 1m in width.

The street scene is linear residential road and comprises a row of semi-detached houses of a similar age and design, facing onto a row of detached bungalows. The rhythm of some buildings and gaps between them along the street frontages has been reduced over time due to the erection of side extensions.

In this case, the proposed roof height would be subservient to the existing roof line by approximately 0.4m and the eaves height would be in line with existing. The first-floor front elevation would also be subservient and set back from the existing principal elevation by 0.8m.

The proposed ground floor separation distance with no. 16 would be increased by approximately 0.5m following the demolition and replacement of the existing side wall. At first floor level the separation distance with the boundary would be 1.2m at the front, reducing slightly to 0.9m at the rear, resulting in a small loss of openness between the buildings. The gap would be in line with what is recommended in the BDG. Furthermore, there are other two storey side extensions in the street with

similar separation distances at first floor level. For example, at no's 10, 12, 16, 18, and 22 Selsdon Avenue.

The front elevation would project forward of the existing building line by 1.2m and blend with the appearance of the neighbouring extension at no. 16.

Therefore, the proposal would blend with the established street scene character and not have a significant impact on the character of the area.

Overall, the proposal would comply with policies CP1 and CP3 of the Core Strategy.

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 the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.
- For over 2 storeys, the back-to-back separation distance to maintain privacy and limit sense of enclosure should be a minimum of 26m.

Overlooking: The 1no. window on the first-floor side elevation facing onto the side elevation of no. 16 would serve an ensuite and be obscure glazing and fixed shut below 1.7m from the internal ground level. There are no side windows in the dormer extension. The back-to-back separation distance with 66 Butts Hill Road would be approximately 29m. Therefore, there would be no significant impact on the neighbour's privacy from any additional overlooking.

Loss of Light: The test advocated within the British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*, has been used to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

When assessing loss of light related to the first floor of the rear extension, Figure 1 below shows that the 45-degree horizontal test is complied with in relation to the window of the nearest habitable room on the first floor at 12 Selsdon Avenue.

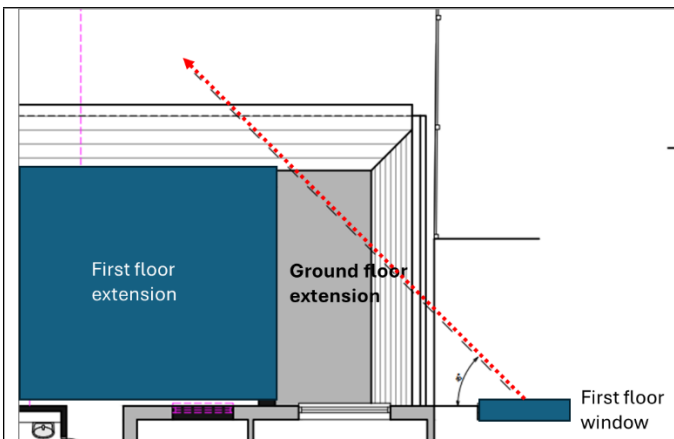


Figure 1 Horizontal 45-degree test from first floor window at 12 Selsdon Avenue

When applying the 45-degree angle horizontal test to the proposed ground floor rear extension in relation to the window of the nearest habitable ground floor room at 12 Selsdon Avenue, Figure 2 below shows that the test would be complied with.

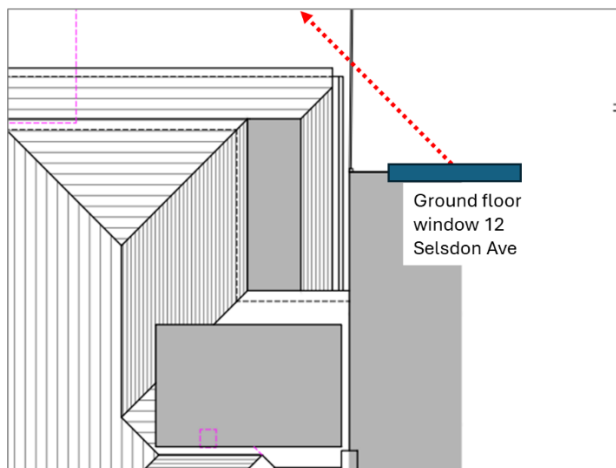


Figure 2 Horizontal 45-degree angle test from ground floor window 12 Selsdon Avenue

When applying the 45-degree angle horizontal test to the proposed two storey rear extension in relation to the window of the nearest habitable ground floor room at 16 Selsdon Avenue, Figure 3 shows that the test would be complied with.

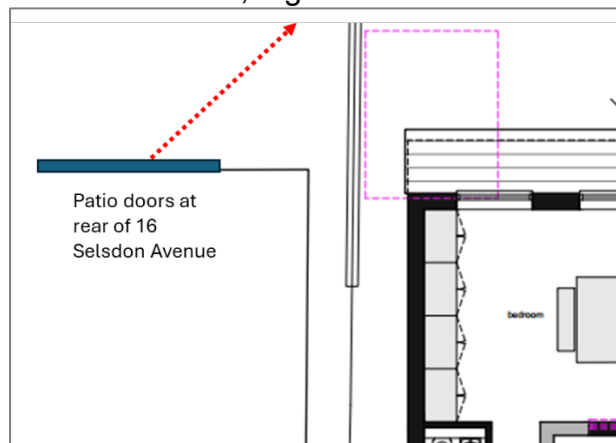


Figure 3 Horizontal 45-degree angle test from patio doors at 16 Selsdon Avenue

The first-floor side window at no. 16 has obscure glazing and serves an ensuite. The larger side window on the ground floor serves a kitchen that receives its main light from patio doors and a window at the rear. The smaller ground floor side window either serves the utility room or the study which receives additional light from the front elevation window. Furthermore, the side elevation at no. 16 is south facing and would continue to receive sunlight for most of the day.

Therefore, the proposal would not result in a significant loss of light to habitable rooms at neighbouring properties 12 and 16 Selsdon Avenue.

Overbearing: When comparing the proposal with the existing footprint, the rear extension would be larger than what is recommended in the Borough Design Guide. It would be located approximately 1m from the boundary with no. 16 Selsdon Avenue and the separation distance between the buildings would be approximately 2m. The rear ground floor wall would extend beyond the existing wall by 5.5m which is 1.5m more than what is recommended; at first-floor level, the rear wall would extend by 4.3m and be 0.3m more than recommended; and the eaves height would be approximately 4.8m from ground level which is 1.8m higher than what is recommended for extensions that are within 2m of the boundary. The addition of the dormer extension would also increase the overbearing appearance.

Nevertheless, the rear extension would only extend beyond the rear wall of the immediate neighbour at no. 16 Selsdon Avenue by approximately 0.8m and would be similar in design and scale (Figure 1).



Figure 4 Rear view of no. 16 from 14 Selsdon Avenue.

In relation to the adjoining property at 12 Selsdon Avenue, the proposed rear ground floor wall would extend approximately 2.2m beyond the rear wall of the neighbouring extension. Also, at first floor level, there would be approximately a 3m separation distance from the side wall of the extension with no. 12 that would limit the

overbearing appearance.

Therefore, the slightly overbearing impact at the rear of the property would not be significant to warrant refusal of the application. Furthermore, the BDG is intended to be advice and is not mandatory.

Overall, the impact of the development on neighbour amenity would be acceptable in relation to policy CP3 of the Core Strategy.

Highway Access and Parking Provision:

The Highways Officer has commented that *“The proposal will demolish the existing outbuilding and increase the numbers of habitable rooms from 6 to 9. Two existing driveway parking will be retained. According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.*

The existing two driveway parking is not sufficient to meet the council’s requirement. One additional parking is required. The applicant might wish to convert the existing front garden into hardstanding to provide an additional parking space by utilising the existing dropped crossing.

While the garage will be removed, the existing direct access to the rear garden will remain suitable for cycle storage, which is acceptable.”

Officer Comment: Following the Highways Officers suggestion, the applicant submitted a revised block plan to show 3 no. parking spaces on the front driveway.

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:	30 June 2025
Earliest date for decision:	16 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/06/25