

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242728
Site Address:	11 Weaver Avenue, Arborfield, Wokingham, RG2 9TR
Expiry Date:	22 December 2024
Site Visit Date:	25 November 2024
Proposal: Householder application for a single storey rear extension with roof light and conversion of existing pitched roof to flat.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location – Arborfield Garrison

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 CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Arborfield Garrison SDL SPD Arborfield and Newland Village Design Statement Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
140977	OUTLINE PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings...	02/04/2015 Approve
161747	Application for Reserved Matters for the erection of 223 dwellings together with access from Sheerlands Road and the Nine Mile Ride Extension...	23/11/2016 Approve

CONSULTATION RESPONSES

Internal
None Consulted
External
None Consulted

REPRESENTATIONS	
Parish/Town Council	Finchampstead Parish Council raised no objection to this application highlighting it was proposed and seconded correctly.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The site relates to a 2017 two storey dwelling in Arborfield. The site is located within the recent development, Arborfield Garrison SDL. The vicinity is characterised by a mix of modern semi-detached and detached dwellings, creating a varied street scene. However, the use of similar external brickwork, roof tiles and frames tie the development together. The majority of surrounding dwellings benefit from driveways or on street parking spaces and external garages. Small shrubs and bushes border the pedestrian highway surrounding dwellings, adding greenery to the densely built area. The site features a contemporary red facing brickwork façade with darker brick detailing, complemented by the contrasting darker fenestration with light concrete accents. The front fenestrations are uniformly aligned providing symmetry and balance. The roof is a gable formation finished with red tiles and 3 dormer windows adding depth to the upper level. The front of the site benefits from a small, neatly landscaped front lawn, block paved driveway and external garage. To the rear of the site there is a garden with timber boundary fencing and patio area. Proposal: This application proposes a single storey rear extension which measures approx. 5.52 meters in width, 5.56 meters in length and 3.1 meters in height. The roof formation will also be altered from the existing pitched roof to a flat roof. 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 site is located within a residential estate. The proposed extension will extend the existing kitchen/diner and create a snug and utility room. The development will measure approx. 5.52 meters in width, 5.56 meters in length and 3.1 meters in height. Red facing brickwork will be used for the walls. As for the roof, it will be a flat roof formation with coping stones, fascias and soffits to match the existing along with a rooflight. The proposal will also include bi-fold doors which measure 2.34 meters wide along with a window and side door to serve the utility room. The windows and windows will be dark grey UPVC or aluminium to match existing fenestration.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. 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.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The rear extensions projects out by approx. 5.56 meters (maximum), this exceeds the BDG guidance for rear extensions by 1.36 meters. However, due to the existing extension, part of the rear extension only projects back by 2.6 meters. The rear building line is also staggered, No. 7 Weaver Close projects further back than both 9 and 11. As such, the longer projection will not cause significant harm to neighbouring properties and is therefore acceptable. The development will have an eaves height of 2.9 meters making the proposal modest and in compliance with the BDG in terms of shape, size and design.

Due to the age of the estate, there is limited examples of rear development. Although, as mentioned, there is examples of dwellings with longer rear projection including No 7 and 23 Weaver Avenue indicating the development will not look out of character in the area. Furthermore, as the development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development is single storey, proposing a side window on the south side elevation. Due to the 6.24 meter distance between the proposed window and boundary, this reduces any opportunity for overlooking into the neighbouring garden of No. 2 Fletcher Grove. Similarly, for the rear bifold doors, there is an 8 meter distance between the development and rear boundary, therefore there are no concerns of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of No. 9 Weaver Avenue on the rear elevation. Although this was breached as a result of the development, the breach was not significant, therefore will not cause a substantial loss of light to No. 9 Weaver Avenue.

Overbearing:

The development is single storey and modest in height, shape and design therefore there are no concerns of overbearing.

Conclusion: Subject to conditions, this application is acceptable and there 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:	25 November 2024
Earliest date for decision:	19 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	25/11/24