

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242492
Site Address:	76 Arthur Road, Wokingham, RG41 2SY
Expiry Date:	Extended to 24 January 2025
Site Visit Date:	28/11/2024
Proposal: Householder application for the proposed erection of a single storey side/front extension to include porch, single storey side/rear extension along with changes to fenestration following demolition of the existing conservatory plus chimney removal.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
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
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Local Wildlife Sites Consultation Zone
JCEB Mineral Safeguarding Areas
Flood Zones 2 and 3

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 CP6 – Managing Travel Demand 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 CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage

	TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM10 - Flood Risk
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no planning history relevant for this site.

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to condition
WBC Highways – No objection subject to conditions
WBC CIL – not CIL liable
WBC Ecology – No objection

External

None consulted

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 detached bungalow within a 1960s residential development in Wokingham. The immediate area comprises a mix of detached bungalows and two storey dwellings, with the site forming part of a row of bungalows which sit on a fixed building line facing the street. The site benefits from an attached garage with amenity space and parking to the front.

Proposal:

This application proposes the erection of a single storey side/front extension and single storey side/rear extension, following demolition of the existing conservatory to the rear. With a total ridge height of approximately 6.6m and eaves height of 2.75m, the extension to the rear would project beyond the existing rear elevation by approximately 3.2m, commensurate with the depth of the existing conservatory.

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 forms part of a row of detached bungalows which are broadly similar in form and appearance, however there are examples of later side additions with varying roof forms as well as differing rendering which adds variety to the street scene.

The proposal seeks to infill the areas between the front elevation of the main dwelling, the side garage and rear conservatory footprints, and in doing so, the existing dwelling's roof ridge would be raised from approximately 4.8m to 6.6m. Whilst this would result in a different dwelling façade, it is noted that the property would remain as a bungalow-style dwelling, and so in this sense would not appear at odds with the rest of properties within the road. Moreover, the proposal would retain adequate separation distances from both shared side boundaries, so that the characteristic gap and sense of openness between properties would be maintained.

Whilst the proposed extensions would enlarge the footprint of the host dwelling to the side and rear, it would not be a disproportionately sized or bulky addition due to its very small increase in eaves height, which would be very similar to those of the host dwelling, its appropriate roof form and the existing gaps between the site and its side boundaries being retained.

Due to the reasons identified above it is not considered that the proposal would be synonymous with overdevelopment of the residential plot. The refurbished dwelling would continue to have the appearance of a bungalow-style property, and the total size following the development would not be out of character for a detached family sized dwelling within an urban setting. Moreover, there are similarly sized extensions within the street scene and the wider estate.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and the character of the area in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Overlooking:

With regard to no. 74 Arthur Road to the north-west side of the application site, the existing dwelling already has habitable rooms at ground floor on the side elevation facing this neighbouring property. The existing number of windows on this side elevation would remain as existing (2 windows) so that there would not be any

additional overlooking concerns upon no. 74's residential amenities.

With regard to no. 78 Arthur Road towards the south-east side of the application site, the site visit confirmed this property has two side windows facing the application site, which appear to serve a bedroom and lounge. The proposed extension would introduce ground floor windows on the side elevation facing this neighbour. However, those closer to the neighbour's windows would serve a WC, bathroom and utility, which can all be conditioned to be partially fixed and obscured glass. There would be also a window serving the new study area, however this would be located towards the side/rear end of the extension so that it would not raise any loss of privacy impact upon this neighbouring private residential amenities.

Loss of Light & Overbearing:

The proposed extensions would result in a raised rood ridge height from approximately 4.8m to 6.6m. However, the proposal would retain the minimum separation distance from both side boundaries, and would not project significantly beyond the rear elevations of adjoining dwellings (circa 3.2m), so that it would not be considered to result in any overbearing or overshadowing impacts upon the habitable rooms and amenity areas of adjoining properties.

Highway Access and Parking Provision:

The proposal will increase the numbers of habitable rooms from 6 to 8. The existing garage of dimensions 4.9m x 2.7m will be reduced to 4.2m x 2.6m. Both the existing garage and the proposed garage does not fully meet the council's requirements for car parking, therefore there will be no loss or increase in parking space.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require a minimum of two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Following initial comments from the WBC Highways Officer, the applicant has clarified that the parking area between the front of the proposal and the back of the pavement measures 6ms x 6ms and will be repaved to provide two parking spaces each 3m x 6m. The WBC Highways Officer further indicated that repaving the driveway to 6m x 6m will be sufficient for two driveway parking, but it is uncertain if the second parking from the widened driveway can utilise the existing dropped crossing.

A parking plan has been provided by the applicant, identifying 2no parking spaces using the existing paving and existing dropped curb. This is considered acceptable and no further concerns are raised in this regard. The WBC Highways Officer has recommended conditions to secure parking details and surfacing of access, however as the parking plan has been provided and the access will not be modified, these conditions are not necessary.

Notwithstanding, an informative will be added to refer that if the applicant may wish to relocate the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Direct access to the rear garden will remain suitable for cycle storage, which is

acceptable.

Amenity Space:

The remaining rear amenity space will remain of an adequate size to accommodate typical garden activities, in accordance with the Borough design Guide recommendations.

Flooding and Drainage:

Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding and policy CC10 requires sustainable drainage methods and the minimisation of surface water flow. The site falls within Flood Zone 2 according to Environment Agency (EA) data, meaning that there is a medium probability of flooding from rivers.

Following initial concerns from the WBC Flood Risk & Drainage Officer, an updated Flood Risk Assessment (FRA) has been submitted in support of the application (RIDA FRA report R0742 FRA-v1 dated December 2024). The Emmbrook is 25m to the south of the existing dwelling. In channel nodes from an EA product 6 data indicates that the level within the channel is 46.69mAOD while the existing side level is 48.60mAOD. Finished floor Levels are proposed at 49.2mAOD. Section 7.3 of the FRA indicates that some form of SuDS (either attenuation or via soakaway) will be used to manage runoff from the development.

Whilst no objections are raised to the proposed development, the WBC Flood Risk & Drainage Officer indicates that as they do not know the existing or proposed drainage of the development, they recommend that a condition to secure drainage details is applied. In this regard, it is noted that the proposed extensions will be constructed within areas of existing hardstanding surface (driveway to the front and patio to the rear), which would reduce the amount of new impermeable surface within the site. On this basis and considering this is a householder development for relatively modest extensions, it is not considered reasonable to impose a condition to secure drainage details.

Landscape and Trees:

There are no protected trees on site, nor unacceptable loss of any landscape features.

Ecology:

The site is located with habitat identified for potential bat roosting within the borough. The application is accompanied by a Preliminary Ecological Appraisal (Urban Tree Experts, Ref. SPH/NP/PEA-24/22.10, dated 4 Nov 2024). The report has been reviewed by the WBC Ecology Officer, who advises that they are satisfied that the survey method and effort and the assessment are adequate to conclude that there are currently no potential roost features and that the property has negligible potential to support roosting bats. No objections are therefore raised by the Officer.

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.

A limited number of walls are shown on the plans to be retained, also the entire roof of the property appears to be required to be removed in order to facilitate the building works. It is questionable whether a viable building would remain. If the walls shown to be retained are removed for any reason during the build, it is likely that a new full application will be required and this may be CIL liable.

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:	Approval
Date:	21 January 2025
Earliest date for decision:	4 December 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	21 January 2025