

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242339
Site Address:	83 Wilderness Road, Earley, Wokingham, RG6 7RF
Expiry Date:	18 December 2024
Site Visit Date:	22 November 2024
Proposal: Householder application for the proposed single storey rear and two storey side extension with sky lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area

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 CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection
WBC Ecology – No comments received

External

None

REPRESENTATIONS	
Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	Two neighbours have commented on this proposal and their comments are summarised below: • Can the applicant identify the distance from the boundary of the two rear corners in the floor plan. <i>Officer comments: The plans accurately measure to the stated scale. There is no requirement for the applicant to indicate this specific measurement on the plans as the plans are accurately to scale.</i> • The garage space is 4.2m long and isn't long enough to accommodate an average car, but the applicant has shown 3 spaces on the frontage. <i>Officer comments: The WBC Highways officer has commented stating that the level of driveway parking meets WBC parking standards and it is considered acceptable.</i> • The proposal is right on the boundary with no. 85, with the first floor element only marginally set back. This will have a significant overbearing impact. <i>Officer comments: Overbearing impacts will be assessed within the main report.</i> • The proposed extension poses a significant threat to 3 mature holly trees. <i>Officer comments: The WBC Landscape and Trees officer has commented suggesting that the trees along the boundary are sufficiently robust to withstand the works. Regardless, these are not covered by TPO's.</i> • The proposed extension will leave a narrow, dark area between the properties that will be starved of light. <i>Officer comments: Loss of light impacts will be assessed within the main report.</i> • The rear elevation shows the addition of a rear facing first floor window, the new windows will have views looking across the rear garden of no. 85. <i>Officer comments: Overlooking impacts will be assessed within the main report.</i> • The plans do not show how ventilation/extraction will be provided, they should not be discharging into the neighbouring property. <i>Officer comments: An informative is attached reminding the applicant of their requirement to comply with the Party Wall Act. Therefore, no vents or flues should overhang the boundary.</i>

APPRAISAL

Description of Proposed Works:

This application seeks permission for a single storey side/rear extension to provide a new kitchen and dining room, along with a utility room and a bathroom. A proposed first floor side extension is also proposed, and this will provide an additional bedroom along with an en-suite bathroom.

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 proposed single storey side/rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundaries with the neighbouring properties. But, given the proportionate scale and unimposing design, the side/rear extension would have an acceptable impact on the appearance of the dwelling and wider area. The side element may be slightly visible from the public domain, but with the proposed materials to match those of the existing dwelling, any potential harm to the character of the area would be greatly limited.

The proposed first floor side extension is set 0.3 metres from the boundary with the neighbouring property at the closest point, and this doesn't comply with the guidance in the BDG relating to separation distances as this seeks a 1 metre separation. However, other guidance states that side extensions should be set back 1 metre from the building line, and they should also have a lower roof line. The proposed first floor side extension is set 1 metre back from the front building line and the ridgeline is set down by approximately 1.25 metres. This will ensure that the first floor side extension will appear as a subservient feature to the dwelling. Whilst it is still close to the boundary, the application property is at an angle to the neighbouring property no. 85, and it is not deemed that the side extension would lead to a terracing impact. Overall, it is deemed that the side extension would have an appropriate impact on the host dwelling and surrounding area.

Neighbouring Amenity:

Impact on no. 81

The rear element of the proposed single storey side/rear extension is set right on the boundary with no. 81. The rear extension extends 3 metres beyond the rear of no. 81, but due to the single storey nature, there are no concerns relating to a loss of light.

Additionally, no windows are proposed on the side of the extension and therefore there are no concerns relating to overlooking. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extension should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary and an eaves height of 3.1 metres exceeds the guidance in the BDG. However, as the extension only extends 3 metres beyond the rear of the neighbouring property, it is not deemed that the proposal would cause a significant overbearing impact on no. 81.

Impact on no. 85

The proposed single storey extension will run for a length of approximately 13 metres along the boundary with no. 85 and it has an eaves height of approximately 3.1 metres with a flat roof that minimises its overall bulk. The two storey element is 0.3 metres from the boundary at the nearest point and this has an eaves height of 5.25 metres. There is significant boundary treatment along this section of the boundary between the two properties and this would largely screen views of the proposed extension from no. 85. Moreover, the ground floor window closest to the application site, appears to be that of a garage door at no. 85. The area directly behind this garage door also appears to have even greater levels of screening from mature landscaping within the confines of no. 85. Additionally, no. 85 is at an angle to no. 83, and its main rear amenity space is set away from the shared boundary. Due to these factors, it is not deemed that the proposals would have a detrimental impact in terms of overbearing and loss of light impacts such that it would significantly harm the amenities of the occupants of no. 85.

In terms of overlooking, a new window is proposed on the rear elevation to the existing first floor bathroom, and another window is proposed on the rear elevation to serve the new first floor en-suite bathroom. It is not deemed that the proposed window serving the existing bathroom would raise overlooking concerns, however, the window to serve the new en-suite bathroom has greater potential to overlook the rear garden of no. 85. Therefore, a condition is recommended to ensure that this window is obscured glazed and non-opening below a height of 1.7 metres. As such, this would protect the amenities of no. 85 in respect of any potential overlooking or privacy issues.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9, CT6

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	17 December 2024
Earliest date for decision:	14 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	17/12/24