

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241876
Site Address:	39 Harcourt Drive, Earley, Wokingham, RG6 5TL
Expiry Date:	26 September 2024
Site Visit Date:	6 September 2024
Proposal: Householder application for proposed loft conversion with rear dormer extension plus the insertion of 2no. rooflights.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Earley (Major Development Location)
Great Crested Newt Consultation Zone – Amber and Red Risk Zones
Landscape Character Assessment Area
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
041885	Proposed single storey rear extension to dwelling to form conservatory.	Approved 09/11/2004

CONSULTATION RESPONSES

Internal
WBC Highways – No objection subject to condition(s)
WBC CIL – Development is not CIL liable
WBC Ecology Householder – No comments received
External
None consulted

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

APPRAISAL
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 rear dormer would have a flat roof and would comply with the Borough Design Guide in that it would be set back from the sides and ridge line of the host dwelling's roof. There are several other examples of flat roof dormers on Harcourt Drive (namely nos. 32 and 66) and the dormer's form would largely be obscured from the public realm. Its impact on the character of the area would therefore be acceptable. The front facing rooflights proposed, due to their minimal protrusion from the roof slope, would have a negligible impact on the character of the area. Neighbouring Amenity: <i>Overlooking:</i> The proposed dormer would retain an acceptable back to back distance of at least 27.5 metres from nos.4 and 5 Felstead Close to the east and the rear boundary shared between the properties is densely vegetated. There are therefore no overlooking concerns in this regard. The proposed rooflights would retain an acceptable front to front distance of 30 metres from the dwellings on the opposite side of Harcourt Drive to the west. There

are therefore no overlooking concerns in this regard.

Loss of Light & Overbearing:

The only built form impacted by the proposed development is the neighbouring roof slopes of nos. 37 and 41 Harcourt Drive which are both blank. The dormer is proportionate in scale to the host dwelling's roof and would have no adverse loss of light or overbearing impacts on either adjacent neighbour.

Highway Access and Parking Provision:

The proposed development would result in additional habitable rooms. The proposed plans indicate 3 parking spaces on an extended driveway, served by an extended dropped kerb.

WBC Highways consider the parking layout acceptable and there would be no adverse harm on highway safety. Subject to conditions, WBC Highways have no objections.

Amenity Space:

The proposals would not harm the usability of the site's rear amenity space.

Landscape and Trees:

No existing green infrastructure would be harmed by the proposed development.

Ecology:

Bats:

The application is supported by a preliminary bat roost assessment which concluded that the host dwelling is considered to have negligible potential for bats to roost and no further survey action is therefore required.

The standard bat informative will be added to the decision notice as a precaution.

Great Crested Newts:

The site is within Amber and Red Risk Zones for Great Crested Newts (GCN). Despite this, the proposed development does not result in any additional ground floor incursions and therefore there is no anticipated harm on this protected species.

The standard GCN informative will be added to the decision notice as a precaution.

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:	Approval
Date:	10 September 2024
Earliest date for decision:	9 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.09.2024