

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250742
Site Address:	11 Strathmore Drive, Charvil, Wokingham, RG10 9QT
Expiry Date:	6 June 2025
Site Visit Date:	12 May 2025
Proposal: Householder application for the proposed erection of a single storey side/rear extension following demolition of the existing single storey side and rear extensions and rear conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Limited Development Location – Charvil

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
170358	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling.	Approve 31 st March 2017

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is a detached dwelling house in the residential area of Charvil. It benefits from an open plan front garden, a garage, car port and driveway for off-street parking.

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: The erection of a single storey side/rear extension following demolition of the existing single storey side and rear extensions, and rear conservatory. The rear wall will be 14m in length and the side wall will measure 12m from front to back. The extension will have a flat roof, be 2.6m in height and have 3 no. roof lights at the rear. It will facilitate a bedroom, ensuite, bathroom, study and an enlarged kitchen and dining area with a snug.

Character of the Area: 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:

- 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.
- Front extensions should not project significantly forward of the building line.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The street comprises detached properties of varying designs with large open plan front gardens. The neighbouring properties at no's 13, 15 and 17 have front facing single storey extensions. The front (east facing) wall of the proposal would not project

forward of the building line and would be located approximately 2m from the side boundary. The side/front extension would replace an existing side extension that is set further back from the principal elevation and so the rhythm of buildings and gaps between them would not be reduced. Therefore, given the limited height of the side extension, it would not have a significant impact on the street scene.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: 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 guidance on rear extensions which relate to design and scale. It states that:

- 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.

Overlooking: 2 no. windows on the side elevation (north facing) to the ensuite and bathroom would have opaque glazing and there are no additional windows on the south facing side wall. The rear wall would have bifold doors and 2 no windows that would face the rear boundary that comprises a fence approximately 1.8m in height and vegetation approximately 3m in height. Therefore, there would be no additional overlooking.

Loss of Light: The vertical 45-degree angle test is advocated within the British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*. The north facing wall of the proposed study that extends approximately 4.2m beyond the rear wall of the nearest habitable window at no. 13 would comply with the vertical and horizontal test and there would be no significant loss of light to the neighbour.

Overbearing: The rear wall of the proposal would extend approximately 1.5m beyond the rear wall of the existing kitchen and be 2.6m in height. Therefore, it would not be significantly overbearing.

Overall, the proposal would comply with Policy CP3 in relation to neighbouring amenity.

Highway Access and Parking Provision: The Highway Officer has commented that: *"The existing level of parking will be retained, and this is considered acceptable to serve 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.

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	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	27 May 2025
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Earliest date for decision:	23 April 2025
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Recommendation agreed by: (Authorised Officer)	
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Date:	28/05/25
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