

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251217
Site Address:	15 Fairview Avenue, Earley, Wokingham, RG6 1HE
Expiry Date:	17 July 2025
Site Visit Date:	29 May 2025
Proposal: Householder application for the proposed erection of a loft conversion with a new roof line including a side dormer and a single storey rear extension with new fenestration and the demolition of existing conservatories.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	17 Fairview Avenue: In support of the application

APPRAISAL

Site Description: Detached bungalow, with the surrounding area a mix of residential 1-2 storey houses.

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: R1 design principle within the Borough Design Guide states that *“residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing”*.

The street scene in the surrounding area is varied in style and design of properties as well as variety of single storey and two storey dwellings. The proposal will result in an increased height dwelling from the existing bungalow, but it would be similar in scale to other dwellings in the street scene. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

R23 design principle within the Borough Design Guide states *“alterations or extensions should be clearly subservient to the form and scale or the original building in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation”*. As the proposal is not overly excessive in size or built from and as the neighbouring properties in the surrounding area differ in size and appearance, there will be no unacceptable harmful impact on street scene and character. It is acknowledged there would be an increase in the visible scale of the dwelling, however this would not result in a development that is detrimentally out of

character with the surrounding area. The change in roof form to a pitch roof has been included to suit the neighbour properties roof line at 9 Fairview Avenue, thus such alteration would not look out of place nor harm the street scene.

To the front, the roof is hipped, and an ensuite is located within the sloped roofs, with a front facing central Velux roof light. A new gable end to the bay window and a new porch entrance create interest to the front elevation, in keeping with the street scene, as well as matching in with the new roof line.

The BDG states *“loft conversions and dormer windows should not project above the existing ridge line”, “dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof” and “dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportion”.*

The roof alterations to facilitate the loft conversion includes an increase in height however this would be minimal and similar height to no.9, therefore considered acceptable in this instance.

The box side dormer does not project above the proposed ridge line and the box dormers are situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. The change in roof form to a pitch roof with the proposed flat roof dormer windows will to some degree square of the roof. However, the box dormer extension will be set back from the front elevation which will make this squaring off effect less prominent.

The single storey rear extension would be approx. 2.10m in depth which does not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide, thus complying with the BDG. The host property has a very spacious garden and there are similar sized extensions in the surrounding area. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The inclusion of the side ground floor bathroom and kitchen living diner space would not result in harmful overlooking given the existing fencing would mostly screen such openings. Also, the bathroom window would be obscured glazed as show on plans 2514-P100 Rev P2 & 2514-P200 Rev P2.

The bi-folding door as part of the rear extension would not result overlooking due to the size of the rear gardens and the angle of the properties along Anderson Avenue.

The side dormer does not include any windows, thus no overlooking concerns.

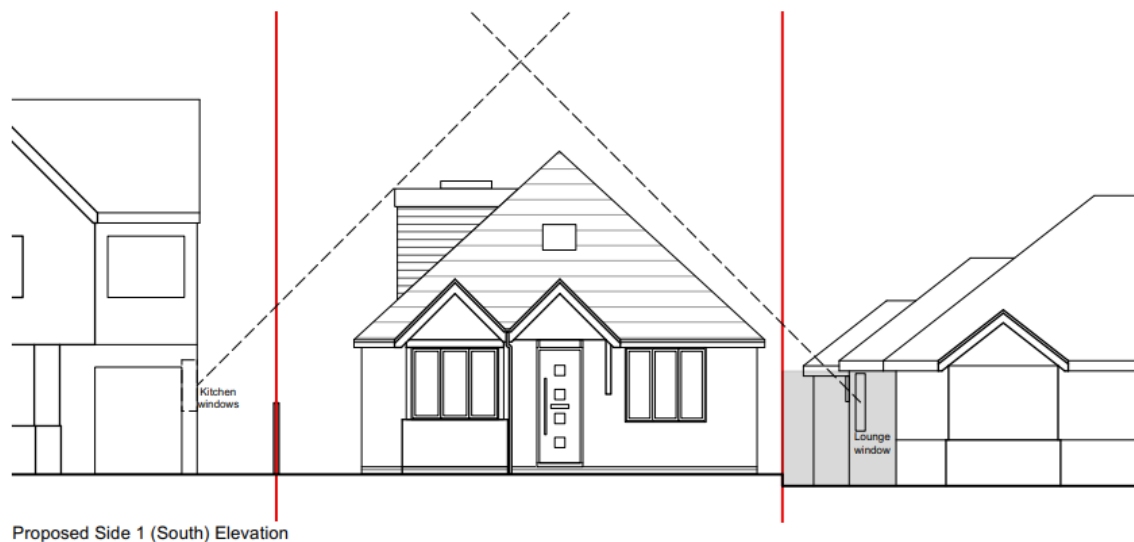
The loft conversion includes the addition of a first-floor rear Juliet balcony. Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. The first-floor loft conversion is not proposed to extension past the neighbouring building lines to the rear and given its oblique angle/view of no.11 &

no.17 rear garden. The property has a 25m rear garden. There are no concerns relating to overlooking of the properties on Anderson Avenue due to adequate separation distances. Thus, the Juliet balcony would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

Loss of Light: 11 Fairview Avenue has a ground floor kitchen side window and 17 Fairview Avenue has a ground floor lounge side window and there is concern there would be loss of light to these habitable rooms.

The kitchen window at no.11, is opposite the existing house and therefore any impact would be from the new pitched roof and dormer, which can be seen on the plan below. For the lounge window at number 17, there is already a conservatory opposite this window and the proposed extension will have the same external building line, therefore the only alteration to the existing building affecting these properties would be the new roof pitch.

For the initial consideration of windows opposite a proposed new extension, the British Research Establishment (BRE) Daylight and Sunlight Analysis guide advocates a 25-degree angle rule of thumb test. The angle is less than 25 degrees which is unlikely to substantially affect the diffuse daylight enjoyed by the existing building (see below plan 2514-P201 Rev P1). Therefore, it's considered the proposal would not result in significant loss of light to the neighbouring habitable rooms.



The rear extension would be set back from the building line of no.17, thus no loss of light concerns to the rear windows of no.17. Whilst the rear building line would project slight forward of no.11, given the significant separation distance between the flank walls, it is considered the rear extension would not result in harmful loss of light.

Overbearing: The proposal would be of similar height to the other bungalows in the surrounding area (no.9), the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their

amenities. The proposal would not extend beyond the established rear boundary line.

Highway Access and Parking Provision: The proposal results in an extra bedroom, the existing parking driveway will be retained, thus the arrangement will have no impact upon highways.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	14 July 2025
Earliest date for decision:	18 June 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	14 July 2025