

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                     |                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Application Number:</b>                                                                                                                                          | 243156                                    |
| <b>Site Address:</b>                                                                                                                                                | 4 Rosemead, Wargrave, Wokingham, RG10 8EQ |
| <b>Expiry Date:</b>                                                                                                                                                 | 9 February 2025                           |
| <b>Site Visit Date:</b>                                                                                                                                             | 17 December 2024                          |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey front extension to create porch following demolition of the existing pergola. |                                           |

### **PLANNING CONSTRAINTS/STATUS**

Local Authorities  
Affordable Housing Thresholds  
Bat Roost Habitat Suitability  
Borough Parishes  
Scale and Location of Development Proposals  
Great Crested Newt Consultation Zone  
Ground Water Zones  
Nuclear Consultation Zone  
Borough Wards  
Radon Affected Area  
Landscape Character Assessment Area  
SSSI Impact Risk Zones

### **PLANNING POLICY**

|                                 |                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>          | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                                                        |
| <b>Core Strategy (CS)</b>       | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                                                                                                                                                                                                                                         |
| <b>MDD Local Plan (MDD)</b>     | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB21 – Landscape Character<br>TB22 – Sites of Urban Landscape Value<br>TB23 – Biodiversity and Development |
| <b>Joint Minerals and Waste</b> | DM1 - Sustainable Development<br>DM3 - Protection of Habitats and Species<br>DM4 - Protection of Designated Landscape<br>DM10 - Flood Risk                                                                                                                                                                                                                                                   |

|                    |                                                                                                                                                                              |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plan (JMWP)</b> | DM15 - Site History                                                                                                                                                          |
| <b>Other</b>       | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Sustainable Design and Construction Supplementary Planning Document<br>A Design for Hurst |

## PLANNING HISTORY

| Application No. | Description                                                                                                                                                            | Decision & Date        |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 091462          | Proposed demolition of Nos 10 & 12 Dark Lane, Wargrave and erection of 7 x 5 bed dwellings with garages on land at 10,12 and rear of No 14 with access onto Dark Lane. | Approved<br>26/01/2010 |

## CONSULTATION RESPONSES

### Internal

WBC Highways – No objection.

### External

None consulted.

## REPRESENTATIONS

|                     |                        |
|---------------------|------------------------|
| Parish/Town Council | No objection.          |
| Ward Member(s)      | No comments received.  |
| Neighbours          | One letter of support. |

## APPRAISAL

### Site Description:

The application site consists of a large, detached property located on Rosemead, Wargrave. Rosemead is a small, gated development built in 2010 comprising six detached properties, all set within relatively large plots. Properties within the development differ in form but are similar in appearance by the use of traditional design features such as red facing bricks, brick detailing, tile hanging, brick and flint panels, dormer windows and timber detailing.

The site falls outside the Wargrave Conservation Area and is not located in the Metropolitan Green Belt.

### Proposal:

This application seeks approval for the removal of the existing porch and erection of a front extension. The extension would measure approximately 1.8m in depth, 2.1m in width, 3.45m in height and would have a pitched roof form. The extension would incorporate two side windows and two rooflights. Proposed materials include brick and clay roof tiles to 'best match existing'.

**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 host property is set within a residential area that is dominated by similar style detached properties. The proposal would replace the existing open-sided pitched roof porch with an enclosed pitched roof porch.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

Page 57 of the Borough Design Guide (BDG) refers to porches as 'not fully enclosed extensions', therefore, the guidance for front extensions will be referred to. The guidance in the BDG for front extensions states that 'Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line'. The depth of the porch would measure approximately 1.8m and is a relatively minor protrusion from the principal building line. It would be subservient to the host dwelling by having eaves that would be set down by approximately 0.4m from the existing eaves at ground floor level.

The proposed porch would have a pitched roof form. Pitched roof porches are a common feature of dwellings in Rosemead and the existing porch on the host property is an original feature. The proposed replacement porch would be sympathetic to the other porches and would have a similar design style and dimensions to those of the existing porch. Although the porch would be enclosed, it would retain the existing two windows either side of the porch and the symmetrical and balanced design of the main house. In addition, dwellings within the development are not positioned in a linear pattern, as such there is no prevailing building line that would be disrupted by the proposed changes.

Enclosing the porch would be a relatively small change from the original design and would not cause significant harm to the character of the road. The northern side of the front boundary is lined with established hedging and would provide some screening of the host dwelling ground floor and porch. Therefore, the enclosed walls of the porch would not be overly dominant within the street scene.

Page 24 of the BDG refers to how the character of a place is created by the design and degree of consistency of 'the details, decorative elements, materials and planting'. The small residential development comprises six dwellings that are similar in style and appearance. The development was designed to create its own unique, local character and page 35 of the BDG states that 'Local character may derive mainly from the buildings, their form, design and materials, as at Wargrave'. The proposed materials include brick and clay tiles to match existing. The porch would replicate design features applied within the development, these include a brick plinth and brick detailing. These assist with blending the porch with the existing dwelling as well as being sympathetic to the surrounding properties in the development. Therefore, it is considered that the proposed materials are appropriate to the development setting and would not be out of character with the surrounding properties.

### **Neighbouring Amenity:**

#### *Overlooking:*

There are two rooflights proposed in the pitched roof of the porch and two side windows. These would be at ground-floor level and more than 24m to no.2 Rosemead, and more than 17m to no.6. Therefore, there are no loss of privacy impacts generated by the proposed fenestration.

#### *Loss of Light & Overbearing:*

Due to the single-storey nature of the proposal and significant separation distances to neighbouring properties, there are no overshadowing or overbearing impacts that would be generated to neighbouring amenity.

### **Highway Access and Parking Provision:**

The proposal comprises a replacement porch extension. The Council's Highways officer was consulted and raised no objection to the proposal.

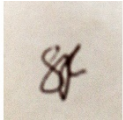
### **Conclusion:**

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

**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                     |                 |
|------------------------------------|-----------------|
| <b>Conditions agreed:</b>          | Not required    |
| <b>Recommendation:</b>             | Approve         |
| <b>Date:</b>                       | 3 February 2025 |
| <b>Earliest date for decision:</b> | 10 January 2025 |

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>5.2.25</b>                                                                     |