

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250454
Site Address:	12 Blagrove Lane, Wokingham, RG41 4BA
Expiry Date:	12 May 2025
Site Visit Date:	7 April 2025
Proposal: Householder application for the proposed single storey front extension. Plus, installation of roof lights, change of materials and changes to fenestration. Following the demolition and replacement of the existing store room.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Wokingham

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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Ecology – No Objection

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 link-detached two storey dwelling located in the residential area of Wokingham. The site benefits from an open plan front garden with a large 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:

A single storey in-fill front extension that would measure 1.6m in depth, 8.1m in length and be 3.3m in height. It would have a contemporary design with flat roof with parapet that extends over the garage and storeroom, and no 3 roof lights to the kitchen and snug. At the rear, the existing storeroom would be demolished and replaced; and the ground floor rear wall of the existing boiler house would be extended by 1.6m to facilitate an open plan kitchen with bi-fold doors to the rear.

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 design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

The street scene comprises a row of detached houses of a similar age and design that face onto trees and amenity land. The properties benefit from garages, open plan front gardens and driveways for off street parking. Several front elevations have been altered or extended over time and there are examples of ground floor infill extensions at nos. 8, 10, 16 and 18 Blagrove Lane with sloping roofs. There is no consistency in design of front elevations along the street and nos. 20, 24 and 26 Blagrove Lane have flat roof porches to the front elevation. The application is for a single storey extension that is lower than the ridge height of the existing property. The rhythm of buildings and gaps between them along the street frontages would not be significantly impacted and the extension would not project forward of the building line. Therefore, if materials are used to match the existing dwelling, the front extension will be appropriate in terms of scale, mass and layout and the contemporary design is suitable given the variety of architectural styles along Blagrove Lane.

Overall, the proposal would comply with Policy 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 some guidance on extensions which relate to protecting residential amenity. It states the following:

- 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.

The rear wall at no. 14 Blagrove Lane extends slightly further back than the rear wall at the application site. The infill single storey rear extension would not extend beyond the rear wall of the existing living room, it would not have a window on the side elevation and would be approximately 2.3m from the boundary with no. 14 Blagrove Lane. Therefore, there are no concerns related to overlooking, loss of light or overbearing.

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

Highway Access and Parking Provision:

The Highways Officer has no raised objection and commented as follows: *"As the garage door will be retained, the highways assume the proposed 'Zone 18' is a store/garage. The numbers of habitable rooms will remain unchanged after the extension. The existing driveway will be retained. As the existing garage of 2.5m wide does not fully meet the council's requirement for car parking, there will be no loss of parking space. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. No negative impacts on abilities for cycle storage are expected, which is acceptable."*

Ecology:

The application site is in an area suitable for bat habitation. However, the applicant has provided photos to the Ecology Officer to show that there are no gaps in the external tiles and the Ecology Office has agreed that a Bat Survey is not necessary in this instance.

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:	Yes
Recommendation:	Approve
Date:	1 May 2025
Earliest date for decision:	24 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	02/05/25