

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243109
Site Address:	40 Haddon Drive, Woodley, Wokingham, RG5 4LU
Expiry Date:	10 February 2025
Site Visit Date:	20 January 2025
Proposal: Householder application for the proposed erection of a single storey side/rear and front extensions along with changes to fenestration with addition of bay window to the front following demolition of the existing attached garage and outbuilding.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley

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 CC09 – Development and Flood Risk
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
492/54	Terraced House	Approve 13 th July 1954

CONSULTATION RESPONSES

Internal

WBC Highways

External

N/A

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One comment received 45 Haddon Drive: I'm supportive of this application - the improvements will enhance the street.

APPRAISAL

Site Description: The site is a 1950's end terraced house on a residential road in Woodley. The dwelling has a semi-detached garage that has been erected in line with the principal elevation of the dwelling and will be demolished. The property also benefits from an open plan front garden and driveway parking for one car. It has a canopy structure attached to the rear elevation that will be removed to make way for the rear extension. The rear garden is approximately 22m in length and enclosed by a low fence.

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 proposal is for a single storey side/rear and front extension along with changes to fenestration. It is also for the addition of bay window to the front following demolition of the existing attached garage and canopy structure at the rear.

The side/rear extension will measure 10.5m in length, 1.8m in width (front) and 7.5m in width (rear). The rear extension will be built 15cm from the shared boundary with no.38 Haddon Drive and 0.85m from the shared boundary with no.42 Haddon Drive. The street facing elevation of the extension will be built in line with the principal elevation and be 1.2m from the shared boundary with no.42. The side/rear extension will have a flat roof and a height of approximately 3m. A roof lantern will increase the overall height by another 0.7m. The extension will facilitate the addition of a shower room and utility room on the ground floor, as well as enlargement of the kitchen diner.

The bay window and front extension will extend beyond the principal elevation by 0.8m and have a flat roof with a height of 3m. The bay window would be 2.8m in width; the open front porch will be 2.8m wide and supported by no.2 pillars.

Character of the Area:

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. Policy R23 of the Borough Design Guide (BDG, 2012) states that any alteration or extension to an existing building should be well-designed, contribute positively to the local character and original building, and relate well to neighbouring properties.

The site is in the defined settlement area of Woodley. Haddon Drive comprises semi-detached and terraced houses of similar age and varying designs. No. 40 Haddon Drive has an open plan front garden and driveway. The garage is located at the side of the property. The proposed front porch would extend beyond the principal elevation by 1.4m. There are other examples of front porch extensions and single storey side extensions in the street scene. Moreover, this proposal would blend with other street frontages and not be overly prominent. Overall, the proposal complies with Policies CP1 and CP3 of the Core Strategy and Policy R23 in the Borough Design Guide.

Neighbouring Amenity:

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 that following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- A gap should be retained between the building and site boundary, and this should be a minimum of 1m in width.
- Side extensions should not project forward of the building line on the street frontage.

Overlooking: There are no windows on either side of the proposed single storey rear/side extension. It would have a side door facing onto the wall of the garage at no. 42 where there are no windows on the side elevation. Therefore, there are no concerns related to overlooking.

Loss of Light:

The 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*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

The rear garden is northeast facing; it receives sun in the morning and becomes shaded in the afternoon. The hours of sunlight are dependent on the time of year.

The proposed rear extension will replace an existing covered canopy of a similar depth and width. It is separated from no.38 by a shared boundary fence approximately 1.8m in height. The proposed extension would be approximately 1.2m taller than the existing canopy and so a limited degree of overshadowing would occur to the ground floor side windows at no. 38.

Figures 1 & 2 below show the 45-degree angle tests, and it can be seen here that both the vertical and horizontal tests would comply in relation to the centre of the nearest neighbouring ground floor windows.

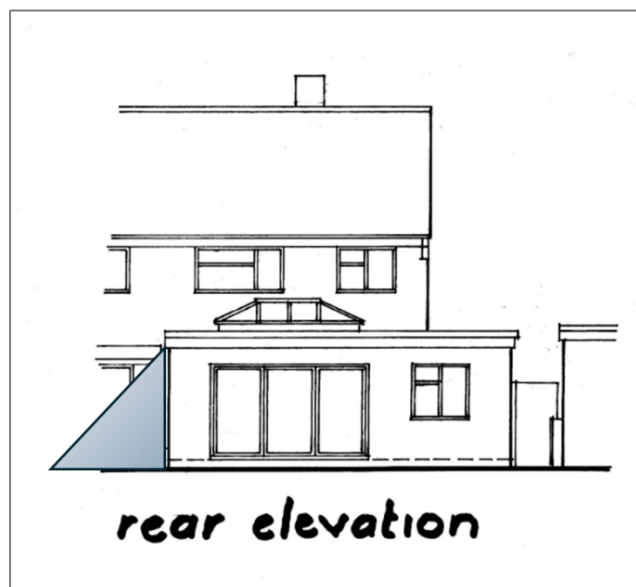


Figure 1: Annotated screenshot of approved elevation plan to show vertical 45-degree angle in relation to rear ground floor of neighbouring property

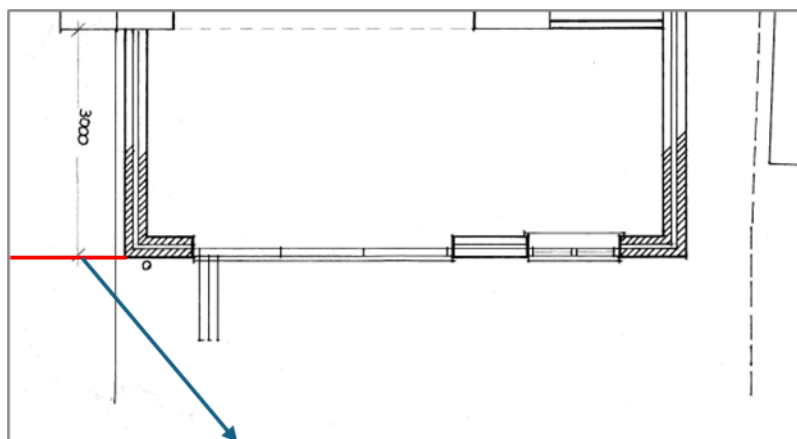


Figure 2: Annotated screenshot of approved floor plan to show horizontal 45-degree angle from rear ground floor window of neighbouring property

Therefore, there are no concerns related to any significant loss of daylight or overshadowing to neighbours in this instance.

Overbearing:

The rear/side single storey extension would extend beyond the rear wall of the existing dwelling by 3 metres, and this is less than what is recommended in the

Borough Design Guide for development close to a boundary. Although it will be built closer to the neighbouring boundaries than recommended in the BDG, given the limited height of the proposal and its flat roof design, it would not result in a significant overbearing impact on Nos. 38 & 42 Haddon Drive such that it would warrant refusal of this application.

Highway Access and Parking Provision:

While the total numbers of habitable rooms cannot be identified from the submission, the numbers of habitable rooms on the ground floor will increase by two and the existing garage will be demolished. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking of dimensions 4.8m x 2.5m are proposed within the red line. According to the WBC Car Parking Standards, the development of such scale in Urban location will generally require two to three driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The applicant is required to provide the total numbers of habitable rooms (preferably in form of floor plan of all floors) of the dwelling for Highways to determine the sufficiency of the proposed parking.

Meanwhile, parking spaces that meet the council's standards is expected to be provided by utilising the existing dropped crossing, which is unachievable without encroaching the public footway for the current proposal. If the applicant may wish to relocate the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

Direct access to the rear garden will be provided for cycle storage, which is acceptable.

Flooding and Drainage:

Flood risk from surface water is 1 in a 1,000-year event.

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:	30 January 2025
Earliest date for decision:	9 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	03/02/25