

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242844
Site Address:	69 McCarthy Way, Finchampstead, Wokingham, RG40 4UA
Expiry Date:	5 January 2025
Site Visit Date:	25 November 2024
Proposal: Householder application for the proposed garage conversion and ground floor rear extension, with rooflights.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location (Finchampstead North)

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

No Relevant Planning History

CONSULTATION RESPONSES

Internal

WBC Highways

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site relates to a 1970s mid terrace dwelling on a residential estate in Finchampstead. The dwelling is located on McCarthy Way and faces onto the junction with Elgarth Drive. The street scene is a mixture of terraced, semi-detached and detached dwellings of a similar age and design with open plan front gardens and single garages.

The dwelling has been finished in red facing brick and white fenestrations. The front garden benefits from a hardstanding with space to park one vehicle. The rear of the property benefits from a private garden enclosed with high boundary fencing.

Proposal: This application proposes a garage conversion to form a snug and a ground floor rear extension to enlarge the living/dining room. The rear extension will measure 4.5 meters in width, 2.6 meters in height, 2.6 meters in depth. It will have a flat roof and rooflight.

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 site is within the defined settlement area of North Finchampstead. McCarthy Way comprises terraced and semidetached dwellings of a similar age and design with open plan front gardens and a driveway to park one car.

Policy CP3 states that planning permission will only be granted for proposals that are of an appropriate material and character to the area together with a high quality of design. The Wokingham Borough Council Design Guide (BDG) states that the proposal should be well designed in relation to the original building, neighbouring properties and to the character of the local area.

The proposed garage conversion to create a snug would have a window instead of a garage door on the front elevation of the dwelling house. The window will be white UPVC to match the existing windows on the front elevation and a skylight will be added to the flat roof. Within the immediate vicinity, there are no other examples of garage doors that have been replaced by a window. However, the proposed window would blend with the street scene because it would be the design as the existing front ground floor window and the external finish of the front elevation will be red brick. Therefore, the proposal to alter the front elevation will comply with Policy C3 of the Core Strategy and the BDG.

Neighbouring Amenity:

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. 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.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary

The proposed rear extension will have an eaves height of 2.6 meters and will extend 2.6m beyond the rear wall of the existing dwelling. These measurements are compliant with the BDG and are therefore acceptable in terms of design and scale. The rear extension will have white UPVC windows and doors, and red facing brickwork to match existing.

Overlooking: The rear extension is single storey, there are no windows on the side elevation, and it faces onto the rear boundary fence. The installation of a window on the front elevation faces onto the junction with Elgarth Drive and will not overlook adjoining properties. Therefore, there are no concerns related to overlooking.

Loss of Light: The proposed single storey rear extension would encroach the shared boundary with no. 37 McCarthy Way (refer to Certificate of Ownership section below). The boundary treatment is a wooden fence approximately 1.8m in height and partially screened on the neighbours' side by vegetation approximately 2.5m in height. Figures 1 & 2 below show the 45-degree angle tests from the corner of the proposed extension. This 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. As can be seen here both the vertical and horizontal tests marginally fail to comply in relation to the centre of the adjacent ground floor window at no. 67 McCarthy Way.

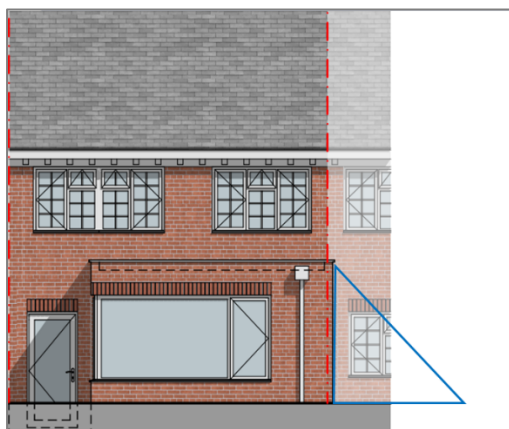


Figure 1: Annotated screenshot of approved elevation plan to show vertical 45-degree angle in relation to rear ground floor of neighbouring property.

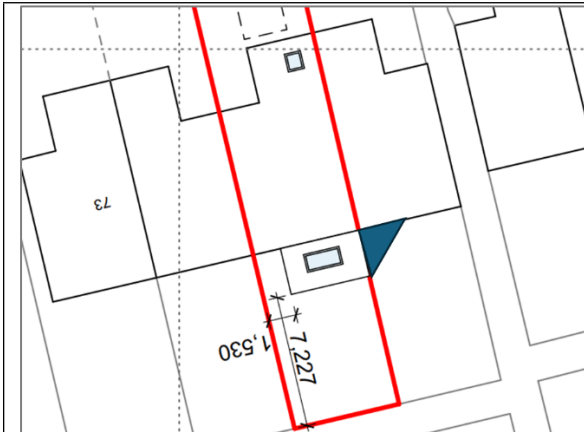


Figure 2: Annotated screenshot from Google Earth to show horizontal 45-degree horizontal angle.

Therefore, there would be a very limited degree of loss of daylight/sunlight to the rear of no.67 McCarthy Way caused by overshadowing created by the development. However, the eastwards siting of this neighbour's rear habitable room windows and garden means that any shadowing onto the neighbour's rear elevation will be mostly contained within the morning only. Furthermore, when considering the limited height of the proposal compared to the existing fence and its flat roof design, this would not cause an extent of overshadowing or loss of daylight such that it would significantly harm the residential amenity of this neighbouring property.

Overbearing: As the development is single storey, of a flat roofed design and modest in terms of size, shape and scale, there are no significant concerns that the development would be overbearing.

Overall, the proposed rear extension is acceptable in relation to policy CP3 of the Core Strategy and the BDG.

Highway Access and Parking Provision: Highways have no objection to the proposal because the numbers of habitable rooms will remain unchanged after the extension. Moreover, as the existing garage of 4.8m x 2.3m does not fully meet the council's requirements for car parking, there will be no loss of garage parking space, and the existing driveway parking will be retained. Therefore, it is expected that there will be no additional demand for car parking and no reduction in parking provisions.

Certificate of Ownership

Certificate B Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7 is required when the land is not under sole ownership. In this case a Certificate B application has been submitted and the neighbour at No. 67 McCarthy Way has been informed that the rear extension would encroach on the shared rear side boundary. Furthermore, the neighbour was consulted and has not commented on this application.

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:	13 December 2024
Earliest date for decision:	2 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	29/01/25