

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250461
Site Address:	6 Barber Close, Hurst, Wokingham, RG10 0RZ
Expiry Date:	24 April 2025
Site Visit Date:	24/03/2025
Proposal: Householder application for the proposed erection of a part single, part two storey side extension plus changes to fenestration. Following the demolition of the existing single storey extension.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Great Crested Newt Consultation Zone Minor

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
051934	Proposed two storey side extension to dwelling.	Approved, 22/02/2005

CONSULTATION RESPONSES**Internal**

WBC Highways – No objections.
WBC Landscape and Trees – No objections.
WBC CIL – This development will not be liable for CIL.
WBC Ecology – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	St Nicholas Hurst Parish – No comments made.
Ward Member(s)	No comments received
Neighbours	Southerndown, Lodge Road, Hurst: The objector raises concerns regarding the proposed development's proximity and impact on their property. The key objections include: 1. Overlooking: The proposed side extension, incorporating both single and two-storey elements, is considered to overlook the objector's property, affecting privacy. 2. Loss of Light: The development is perceived to cause a loss of natural light to the rear elevation and garden of the objector's home. 3. Overbearing Impact: Due to the close proximity to the boundary, the proposed extension is considered visually overbearing. 4. Impact on Trees and Hedges: The objector highlights inconsistencies in the application regarding trees and hedges. Although the applicant's form references trees affected by the development and notes their presence on submitted plans, the objector claims these markings are absent. Concern is raised that the proposed foundations could harm mature leylandii

	hedges on the objector's land, with potential loss of biodiversity, wildlife habitat, and visual amenity.
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APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential Cul-de-sac. The surrounding area is characterised by detached properties that are similar in design and appearance.

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 proposal seeks the erection of a part single-storey, part two-storey side extension to the western elevation of the main dwelling. The two-storey element includes a roof extension and a front-facing gable, which would be similar in scale and design to the existing property, incorporating matching Tudor-style render and timber beam detailing. The single-storey element would be modest in both height and design, ensuring it remains subordinate to the main dwelling.

The resulting built form would be in keeping with several other properties on Barber Close, which are generally substantial in size and feature multiple front-facing gables. Furthermore, due to the dwelling's position at the rear of the cul-de-sac, the proposed extension would not be prominently visible from the street scene.

As such, the proposal is considered to have an acceptable impact on the character and appearance of the surrounding area.

Neighbouring Amenity:

Overlooking:

R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation 10-15m to the street and a minimum back to flank distance of 12 metres in order to maintain privacy and limit sense of enclosure

The host dwelling shares a back-to-flank relationship with several properties within the small close of Lodge Road. Due to its orientation, there is currently a degree of perceived overlooking, particularly towards 'Albury House' and 'Nursery Cottage'.

The proposed first-floor rear master bedroom window would be located approximately 23 metres from the main rear elevation of Albury House. Any resulting views would be at an oblique angle and are not considered to result in harmful overlooking. In relation to Nursery Cottage, the new window would be positioned approximately 28 metres from the rear boundary fence, a sufficient distance to prevent any loss of privacy.

Concerns have been raised by the occupier of 'Southerndown', located immediately to the west of the host dwelling. However, no new side-facing windows are proposed, and any views towards this neighbouring garden from the proposed rear-facing window would be entirely oblique and not result in any loss of privacy. Therefore, the proposal would not result in any harmful overlooking or loss of privacy to this or any other neighbouring property.

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street any overlooking concerns are minimal.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

Section 4 of the Borough Design Guide SPD advises that a gap should be retained between the building and the site boundary and this should be a minimum of 1m in width.

The proposed single-storey element would maintain a minimum separation distance of 1.4 metres from the western side boundary, while the two-storey element would be set approximately 3.4 metres away. Although concerns regarding loss of light and overbearing impact have been raised by the occupier of 'Southerndown', the proposed extensions are considered to be appropriately sited within the plot. They would be located some 20 metres from the main patio area of Southerndown and are of a modest scale. As such, the proposals are not considered to result in any undue loss of light or overbearing impact on neighbouring residential amenity.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in

accordance with the council's Parking Standards. As such, there are no highways issues.

Landscape and Trees:

The Council's Trees and Landscape Officer has reviewed this application and notes that there are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

An objection from the property Southerndown raises concerns regarding potential impacts on mature boundary Leylandii hedging.

The proposed extensions would be situated entirely within the applicant's land, with the single-storey element set back approximately 1.4 metres from the shared boundary with Southerndown. This separation offers a reasonable buffer to help safeguard the adjacent mature hedging.

It is also important to note that the granting of planning permission does not confer the right to access or carry out works on, over, or beneath neighbouring land without the relevant permissions. Any such actions would remain subject to civil law and, where applicable, the requirements of the Party Wall etc. Act 1996.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that border Rotherfield Avenue and Reading Road.

The Council's Ecology Officer has reviewed the submitted Preliminary Roost Assessment (John Wenman Ecological Consultancy, February 2025, ref: R2851_PRA_a), which found no evidence of bats during internal or external inspections and concluded that the likelihood of roosting bats is very low. The Ecology Officer agrees with this assessment and considers that the proposals are unlikely to have any adverse impact on roosting bats or other protected species.

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:	Approval
Date:	22 April 2025
Earliest date for decision:	20 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.04.2025