

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                             |                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                  | 250909                                       |
| <b>Site Address:</b>                                                                                                                                                        | 42 Dunbar Drive, Woodley, Wokingham, RG5 4HA |
| <b>Expiry Date:</b>                                                                                                                                                         | 20 June 2025                                 |
| <b>Site Visit Date:</b>                                                                                                                                                     | 9 June 2025                                  |
| <b>Proposal:</b> Householder application for proposed erection of a single storey rear extension following conversion of existing garage to create habitable accommodation. |                                              |

### **PLANNING CONSTRAINTS/STATUS**

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

### **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>CP9 – Scale and Location of Development Proposals |
| <b>Other</b>              | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Woodley Design Statement                    |

### **PLANNING HISTORY**

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

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Highways – Requested Further Information  
WBC CIL

#### **External**

N/A

### **REPRESENTATIONS**

|                     |                       |
|---------------------|-----------------------|
| Parish/Town Council | No comments received. |
| Ward Member(s)      | No comments received. |
| Neighbours          | No comments received. |

## **APPRAISAL**

### **Site Description:**

A semi-detached dwelling located in the residential area of Woodley. The dwelling benefits from an integral garage with a sloping roof, and the front garden has been laid with a hard surface for off street parking. The rear garden is enclosed on either side by a wooden fence approximately 1.8m in height.

### **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 erection of a single storey rear extension following conversion of existing garage to create habitable accommodation. The single storey rear extension will have a flat roof and measure 2.85m in height, 4.4m in depth and 6m in width; it will be within 20cm of the shared boundary with no. 44 and will facilitate the enlargement of the existing kitchen/dining areas. The garage space will be converted into a study with an en-suite; the garage door will be replaced with a window on the front elevation; the side elevation will have 1 no. window to serve the ensuite, and the rear elevation will have 1 no. window and double doors to the garden.

### **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.

The street scene is a residential cul-de-sac comprising a mixture of terraced and semi-detached houses of a similar age and design. All properties have open plan front gardens, and the semi-detached houses have integral garages. Although there are no other examples of garage conversions in the street, the replacement of the garage door with a window, the alteration would not have a significant impact on the appearance of the street or character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy.

### 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 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.

**Overlooking:** The side window to serve the ensuite would have obscure glazing and face onto a 1.8m fence and side boundary with no. 40 Dunbar Drive. The rear elevation windows will not face onto neighbouring habitable rooms and there are no windows to the side elevations of the rear extension. Therefore, there would be no increase in overlooking.

**Loss of Light:** The British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*, has been used to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen in Figures 1 & 2, the horizontal and vertical tests have not been complied with in relation to the nearest habitable window at no. 44 Dunbar Drive.



Figure 1 shows vertical 45-degree angle test as red triangle

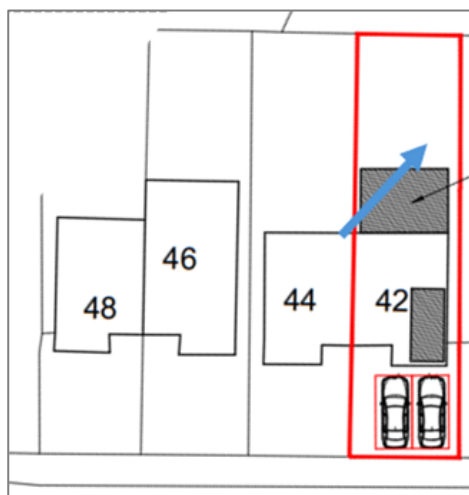


Figure 2 show horizontal 45-degree angle test as a blue arrow

However, the vertical test line of 45 degrees would only marginally be breached because of the limited height and flat roof of the proposed extension. Moreover, the 45-degree test is guidance rather than policy and so is applied on a case-by-case basis. In this instance, this marginal breach is not considered a robust basis to refuse the application especially considering that any limited overshadowing or loss of daylight would only occur in the morning given the eastward location of the extension relative to the rear windows of no. 44. As such, this neighbouring property would still have adequate access to natural light should the proposed extension be approved and implemented.

**Overbearing:** The rear extension would be 2.85m in height, 4.4m in depth and 6m in width. Although it would extend 0.4m further than what is recommended in the BDG, the rear extension would have a flat roof and be single storey. Therefore, it would not be overbearing for the neighbours at no 40 and 44 Dunbar Drive.

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

**Highway Access and Parking Provision:**

The Highways Officer commented *“While the total numbers of habitable rooms cannot be identified from the submission, there will be one additional habitable room on the ground floor. Two driveway parking spaces are proposed within the red line. According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Parking provisions are expected to utilise the existing dropped crossing. 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.*

*Direct access to the garden remains suitable for cycle storage, which is acceptable.”*

**Officer response:** The applicant confirmed that the dwelling has 3 bedrooms, and the garage is used as a playroom. Furthermore, the front driveway can accommodate 2 no. parking spaces, each measuring 2.5m by 5m.

Therefore, off street parking provision would comply with WBC Car Parking Standards for a 3 bedroomed house.

**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 |

|                                    |             |
|------------------------------------|-------------|
| <b>Date:</b>                       | 9 June 2025 |
| <b>Earliest date for decision:</b> | 9 May 2025  |

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | 11/06/25                                                                          |