

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242411
Site Address:	3 Skeffling Close, Earley, Wokingham, RG6 3XS
Expiry Date:	6 December 2024
Site Visit Date:	14 November 2024
Proposal: Householder application for the proposed erection of a single storey front extension and a single storey rear extension, plus conversion of the garage to habitable accommodation with associated changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Earley

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 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 subject to condition

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council raised no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a 1970s semi-detached dwelling in Earley. The site is located on a small, residential cul-de-sac. The surrounding area is characterized by both detached and semi-detached dwellings which are similar in shape and design. All surrounding dwellings benefit from traditional features including driveways, front lawns and external/internal garages. There is a few small trees and bushes scattered around the street line which increases the privacy of property whilst adding to the street aesthetic.

The sites exhibit a simple, rectangular architectural design. The façade is made up of red facing brickwork which is complemented by the darker roof tiles of the gable roof. The host property has a half/full hipped roof formation of plain tiles. The front of the site benefits from a small lawn with a few small trees and modest shrubs, a concrete driveway which extends to accommodate multiple vehicles. The rear of the dwelling benefits from a garden with boundary fencing and large trees along the rear boundary line and a garden shed.

Proposal: This application proposes a rear extension which measure approx. 3.58 meters in depth, 2.9 meters in width and 2.72 meters in height. A front porch which will measure 1 meter in length, 2.26 meters in width and a height of 3.26 meters. As well as a garage conversion to create a study.

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 located within a residential estate. The proposal includes a rear extension which measure approx. 3.58 meters in depth, 2.9 meters in width and 2.72 meters in height. A front porch which will measure 1 meter in length, 2.26 meters in width and a height of 3.26 meters. As well as a garage conversion to create a study. The facing brickwork used will match the existing dwelling. The rear extension will have a flat roof made up of both interlocking tiles and proprietary glass fibre mineral 'Polyroof' to serve the utility room. The front porch will have a pitched

roof formation made of interlocking tiles to match the existing roof. All fenestrations will be white UPVC to match the existing fenestration.

Garage Conversion:

The proposed garage conversion will create a study. The conversion measures 2.65 meters in width and 4.85 meters in length. The existing front door of the garage will be removed and replaced with a brick wall and UPVC window.

This will cause the front elevation of the dwelling to change, however No.1 Skeffling Close has a similar front elevation to the proposal, therefore the proposal will not look out of character. Therefore, the development is acceptable in accordance with CP3 of the Core Strategy.

Front Porch:

The proposed front porch will measure 1 meter in length, 2.26 meters in width and 3.26 meters in height.

The Wokingham Borough Design Guide (BDG) gives guidance on front porches in terms of scale and design it states the following:

- Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line.
- Porches should generally project less than 2m forward of the building line.

The existing building is set 7.2 meters back from the street and does not project forward of the existing building line. The site is also located on a small cul-de-sac, which is typically only used by residents and visitors.

As well as this, the front porch will only project 1 meter forward from the front wall of the property and stays within the building line making the proposal modest and acceptable in terms of scale and design. No.1 Skeffling Close and No.9 Easington Drive both have front porches similar to the proposal, showcasing that development is not out of character for the area, having no significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Rear Extension:

The proposed rear extension will measure approx. 3.58m in depth, 2.26 meters in width and 2.72 meters in height. It will have 1 white UPVC window on the rear elevation to serve the bathroom.

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 extension is modest in terms of scale as it projects 3.58 meters from the rear wall and has an eaves height 2.23 meters therefore complying with the BDG guidance. As well as this, the rear extension does not project back of the building line as it will be built in the current gap between the end of the garage and rear wall.

The development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development proposes 2 new windows, one on the front to serve the garage conversion and one on the rear to serve the new bathroom. Both windows are on ground level therefore there are no concerns of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 2 and no. 4 Skeffling Close. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The proposal is single storey and does not project beyond the building line on the front or the rear, therefore there are no concerns of the proposal being overbearing.

Highway Access and Parking Provision: The proposal will result in 1 additional habitable room and the garage is being converted. A Parking Plan was submitted by the applicant showing two 2.5m x 5m parking spaces on the front driveway.

The Council's Highways Officer reviewed the plans and concluded that the existing level of driveway parking will be retained, and this is considered acceptable by the WBC Parking Standards.

However, due to the garage conversion, the proposal will remove the opportunity for cycle storage within the garage or access through to the rear garden. The Highways Officer recommended a condition to implement cycle storage at the front of the property. However, due to this being a householder application and no guarantee that the applicant uses the garage for cycle storage. It is therefore considered unreasonable and excessively onerous to attach a condition requiring the submission of a cycle storage plan for the site. Accordingly, the condition is not recommended.

Conclusion: Subject to conditions, this application is acceptable and therefore recommended for approval.

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:	Approve
Date:	15 November 2024
Earliest date for decision:	4 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	16/11/24