

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242652
Site Address:	22 Ravenglass Close, Earley, Wokingham, RG6 3BX
Expiry Date:	17 December 2024
Site Visit Date:	15 November 2024
Proposal: Householder application for the proposed erection of a single storey rear extension followed by a garage conversion into habitable accommodation.	

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage
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 Drainage – Further information requested
WBC Highways – No objection subject to conditons

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Earley Parish Council had no objection on this application.
Ward Member(s)	No comments received
Neighbours	1 neighbour commented on this application. Their comment is summarised below: • Has the applicant submitted a parking plan to address the loss of the garage? <i>Officer Comments: A Parking Plan was submitted by the applicant showcasing 2 parking spaces within the red line. The councils Highways Officer has reviewed the plans, and their comments are addressed further in the report.</i>

APPRAISAL

Site Description: The site relates to a two-storey terraced dwelling in Earley. The site is located off the main street by a driveway. The surrounding area is characterised by homes which are similar in terms of shape and design, creating uniform rows of terraced housing. Majority of surrounding dwellings benefit from traditional features including small driveways, front lawns and garages and are set back from the street line. The street is a narrow cul-de-sac, with a pedestrian highway. There are a few small trees and modest shrubs on various front lawns which add greenery and brighten the street scene.

The site is a mid-terraced property, its façade features a combination of dark and light coloured facing brickwork with a gable roof covered with dark brown tiles. The site has a single-car driveway and front lawn with small vegetation. The rear garden of the property is small and patioed with a variety of small trees.

Proposal: This application proposes a single storey rear extension which will measure approx. 2.35 meters in depth, 6.4 meters in width and 1.68 meters in height, as well as a garage conversion to create a family room.

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. 2.35 meters in depth, 6.4 meters in width and 1.68 meters in height, as well as a garage conversion to create a family room.

The materials used will match the existing dwelling. The rear extension will have a pitched roof made up of plain tiles which will match the existing rear projection. All proposed fenestrations will match the existing fenestration.

Garage Conversion:

The proposed garage conversion will create a family. The conversion measures 2.42 meters in width and 5.2 meters in length. The existing front door of the garage will be removed and replaced with a brick wall and large window to serve light into the new family room. The window is well placed and is in line with the existing lounge window. This will cause the front elevation of the dwelling to change, however garage conversions are a common development in the area, No. 1 Ravenglass Close is an example of a similar development to the proposal. As well as this, the neighbouring property (No. 21) has a similar front elevation to the proposal, therefore the proposal will not look out of character and is acceptable in accordance with CP3 of the Core Strategy.

Rear Extension:

The proposed rear extension will measure approx. 2.35m in depth, 6.4 meters in width and 1.68 meters in height. It will propose 1 window on the rear elevation to serve the new 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 2.35 meters from the rear wall and has an eaves height 1.10 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 21 and 23 Ravenglass 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 rear building line, therefore there are no concerns of the proposal being overbearing.

Highway Access and Parking Provision: The proposal will convert the garage and create an additional habitable room. A Parking Plan was submitted by the applicant showcasing 2 parking spaces within the red line.

The councils Highways Officer reviewed the plans and concluded that the submitted drawing indicates that an additional driveway parking space is to be provided, which would provide two parking spaces. The proposed level of parking is considered acceptable in principle. This is to be conditioned in the Decision Notice.

Flooding and Drainage: The WBC Drainage Officer has no objection to the proposal subject to a condition requesting details of the drainage system for the site to be published and approved by the local planning authority.

From looking at the 'Flood Map for Planning' on the Government website, the site is located within Flood Zone 1 but as the development is under 1 hectare a flood risk assessment or details on the drainage system is not required for this application. Additionally, the proposed rear extension will be on an area of existing hardstanding and therefore, there will be no loss of permeable ground to accommodate the proposal. It is therefore considered unreasonable and excessively onerous to attach a condition requiring the submission of details of the drainage system 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:	25 November 2024
Earliest date for decision:	12 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	25/11/24