

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241835
Site Address:	21 Austin Road, Woodley, Wokingham, RG5 4EJ
Expiry Date:	5 March 2025
Site Visit Date:	02/08/2024
Proposal: Householder application for proposed single storey front extension, single storey side extension and part single storey rear extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 CCP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking
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
091971	Proposed erection of single storey rear and side extensions	Approved, 14/09/2009
101907	Proposed erection of a single storey side and rear extension to dwelling.	Refused, 01/12/2010
120378	Application to extend implementation date of planning consent F/2009/1514 for a further 3 years (Proposed erection of a single storey rear and side extensions).	Approved, 16/07/2012
121555	Proposed subdivision of existing dwelling to two dwellings following implementation of planning approval F/2009/1514.	Refused, 16/11/2012
221830	Householder application for the proposed single storey rear extension and two storey side extension.	Refused, 12/08/2022

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Woodley Town Council – <i>‘The Planning & Community Committee considered this application and, whilst they noted the proposed development was quite large in scale, determined to submit no objections.’</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached corner plot at the junction of Austin Road and Fitzroy Crescent, an established residential area. The surrounding area is characterised by pairs of semi-detached properties that are similar in design and appearance.

It should be noted that amended plans were submitted and received from the agent during the course of this application. These amendments show the single-storey front and side extensions as unlinked, include a reduction in the eaves height of the side extension, and propose internal alterations to the floor plan layout. This application will be assessed accordingly.

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 several single storey extensions across the front, side and rear of the dwelling.

Section 4 of the Council's Borough Design Guide SPD advises that front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line. The design guide advises that the overriding consideration in all cases will be the impact on the street scene and local character.

The proposed front extension would feature a mono-pitched roof and project approximately 2.2 metres from the dwelling's front elevation. While modest in depth, it would span the full width of the property, which, as a corner plot, is wider than most surrounding dwellings. Although many properties along Austin Road have front extensions, these are typically small porch additions. However, a comparable full-width extension exists at No. 16 Austin Road.

The proposed extension would not extend significantly beyond the prevailing building line and has been designed to integrate with the existing streetscape. As a result, it would not appear overly prominent or out of place, ensuring it does not detract from the character of the area.

The proposed single-storey side extension features a mono-pitched roof and extends approximately 2.4 metres towards the south-side corner boundary. Following the receipt of amended plans on 05/03/2025, the eaves height has been reduced by approximately 0.45 metres, and the extension is now set slightly back from the side boundary fencing. The extension is modest in height, depth, and design and would represent a slight improvement from that granted under 222939 which has not yet been implemented. Given this, the proposed extension is not expected to adversely impact the character of the area.

The proposed single-storey rear extension would be modest in height, depth, and design, ensuring it remains subordinate to the main dwelling. Its scale and form are in

keeping with similar extensions found in the surrounding area, and it would not disrupt the established character of the streetscape. Consequently, the extension is not considered to have an adverse impact on the character of the area.

Neighbouring Amenity:

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.

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and notes that the total numbers of habitable rooms cannot be identified from the submitted floor plan. Nonetheless, the plan indicates no change in the numbers of habitable rooms on ground floor. It is therefore expected that there will be no additional demand for car parking

As the existing 1.no driveway and garage will be retained, those provisions will remain suitable for car parking, which is acceptable.

The Case Officer notes that if the number of habitable rooms were to increase, thereby necessitating two off-street parking spaces, it is unlikely to result in significant on-street parking demand. Austin Road is a quiet residential street with ample on-street parking available along one side, ensuring that any additional parking requirements could be accommodated without adversely impacting the surrounding area.

Amenity Space:

The application site features a rectangular rear garden with a depth of approximately 9.6 metres, measured from the main rear wall. The proposed single-storey rear extension would reduce this depth to an average of approximately 6.6 metres. Section 4 of the Borough Design Guide SPD recommends a general rear garden depth of 11 metres for private amenity space. However, it acknowledges that in areas with a more urban character, compact gardens may be appropriate to reflect the local development pattern.

Although the remaining garden depth would fall below the recommended 11 metres, the overall length of the amenity space would still be approximately 13.7 metres. It is considered that this would remain sufficient to accommodate typical outdoor activities such as sitting, playing, clothes drying, and storage. As such, the proposal would not be detrimental to the enjoyment of current or future occupiers.

Other:

The proposed floor plans depict a hallway with two separate front entrances, two rear exits leading to the garden, and ground-floor partition walls, which divide the property and suggest it could be subdivided.

While these features may suggest the possibility of subdividing the dwelling into two separate units, it is important to clarify that such a subdivision is not part of this householder application. The agent has confirmed that the dwelling will remain as a single unit, with the first-floor layout clearly indicating that all rooms will remain interconnected as part of the same living space.

The applicant is reminded that any future subdivision of the dwelling into separate units would require a full planning application and would be subject to relevant planning policies and assessments. Should the works proceed without the necessary permission, appropriate enforcement action will be considered in line with planning regulations. It is important for the applicant to ensure compliance with the approved plans to avoid any potential breaches.

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:	25 February 2025
Earliest date for decision:	12 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.03.2025