

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242437
Site Address:	125 Beech Lane, Earley, Wokingham, RG6 5QD
Expiry Date:	30 December 2024
Site Visit Date:	22 November 2024
Proposal: Householder application for the proposed erection of a two storey front, side and rear extension and a single storey rear extension with a balcony and changes to fenestration and installation of game room.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Earley)
Local Nature Reserves
Public Open Space
Landscape Character Assessment Area
PRoW Within WB Consultation Zone

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
18152	Two storey addition to provide extension to kitchen, new utility room and garage with bedroom and bathroom over.	Approved 29/09/1982

CONSULTATION RESPONSES

Internal
WBC Highways – Recommend approval but with conditions WBC Landscape and Trees – Request further information before determination. <i>Officer comments: This will be assessed within the main report.</i> WBC Ecology – No objection subject to conditions. <i>Officer comments: This will be assessed within the main report.</i>
External
None

REPRESENTATIONS	
Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	Two neighbours have commented on this application and their comments are summarised below: - Can the applicant provide details of appropriate screening to the balcony proposed adjacent to the boundary with no. 123 Beech Lane. <i>Officer comments: The boundary nearest the boundary with no. 123 has a wall along the depth of the recessed balcony on the side with no. 123 obscuring views of the neighbouring garden.</i> - Potential loss of light to neighbouring properties. <i>Officer comments: Loss of light impacts will be assessed within the main report.</i> - To reduce an overbearing impact, consideration could be applied to ensure the rear of the building does not project excessively from the established first floor building line. <i>Officer comments: Overbearing impacts will be assessed within the main report.</i> - Loss of privacy from the balcony design on side elevations. <i>Officer comments: Overlooking concerns will be assessed within the main report.</i> - It may be necessary to dig a trial hole to establish the depth of the foundations through an excavation or relevant notice and compliance with the Party Wall Act. <i>Officer comments: An informative is attached to the decision notice reminding the applicant of their requirements to adhere to the Party Wall Act.</i>

APPRAISAL
Description of Development: This application seeks permission for the proposed erection of a two storey rear/side extension, at ground floor level this will provide an open plan kitchen, dining and living space, along with a utility room and bathroom, and at first floor it will provide space for

an additional bedroom and two additional bathrooms. A single storey infill front extension to provide a cloak room. A two storey front extension to provide a seating area on the landing at first floor level, and the new front door at ground floor level following the demolition of the existing bay window. Plus, the conversion of the garage.

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:

Two Storey Rear/Side Extension

The proposed two storey extension extends 7 metres from the rear of the dwelling at the furthest point. The extension to the side projects 1.7 metres from the side of the dwelling on the south-eastern elevation, but it is set back 3.6 metres from the front building line where it does so. On the north-western side elevation, the separation distance to the neighbouring property is maintained at 2.7 metres. The eaves height is remaining the same, and the maximum ridge height of the roof is not being increased. Whilst the proposed extension is large, it is mostly to the rear and side of the property where it would largely not be visible from the public domain, and it is not deemed that it would negatively impact the character of the area.

Single Storey Front Infill Extension

A single storey front infill extension is proposed in the location of the existing front door. This will infill 0.7 metres to be inline with this section of the wall on the front elevation. As the front door is being relocated to another location on the front elevation, this door will be being replaced by a window. It is not deemed that the small infill extension, or change from a door to a window would impact the character of the area.

Two Storey Front Extension

The proposed two storey front extension will follow the demolition of the existing front bay window. The new front extension will project 1 metre forward of the existing gable projection on the front elevation, in the form of a slightly smaller gable projection. It will be set in approximately 0.6 metres from the sides of the existing gable projection and the ridge height will be set down 0.6 metres also. This ensures that the front extension will appear as a subservient feature of the dwelling, and it is not deemed that it would negatively impact the character of the area.

Garage Conversion

The proposed garage conversion will see the garage being converted into a downstairs office and the garage door will be replaced by a new window. It is not deemed that the change from a garage door to a window would impact upon the character of the area.

Outbuilding

The proposed outbuilding is located to the rear of the dwelling at the bottom of the garden, and it would only be slightly visible from the public realm. The outbuilding is set 1 metre from all of the surrounding boundaries and has an eaves height of approximately 2.35 metres. When considering its location, along with the size and scale, it is deemed that the outbuilding is acceptable in its proposed location, and it would not negatively impact the character of the area.

Neighbouring Amenity:

Two Storey Rear/Side Extension

The side element of the two storey extension is on the side away from the neighbouring property no. 123, and it is not deemed that there are any concerns on neighbouring amenity grounds relating to this element.

The rear element nearest the boundary with no. 123 extends 7 metres from the rear of the dwelling and is set 2.7 metres from the boundary. Due to the significant set back from the side boundary, it is not deemed that the two storey extension would have an unacceptable overbearing impact on the neighbouring property.

In terms of loss of light, the proposed extension will extend approximately 4.6 metres beyond the rear of the neighbouring property. However, the extension is set approximately 4.7 metres from the centre of the nearest habitable window on the rear elevation of no. 123. The proposed two storey rear extension therefore complies with the 45-degree horizontal loss of light test as advocated within the Borough Design Guide (BDG) and the British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". It is therefore not considered that the proposal would cause an unacceptable loss of light to the neighbouring property.

With regards to overlooking, two recessed balconies are proposed to the rear elevation. The balcony closest to no. 123 has a wall extending to the end of the balcony, and this acts as a privacy screen ensuring that the outlook of the balcony is down the length of the application site's rear garden and not towards the neighbouring garden. The balcony on the opposite side of the dwelling is 11.7 metres from the boundary with no. 123. It is therefore not deemed that this balcony would overlook the rear garden of no. 123 due to the significant distance from the boundary. There are no new windows proposed on the side elevations of the dwelling, and therefore the rear/side two storey extension raises no concerns on overlooking grounds.

Single Storey Front Infill Extension

The single storey front infill extension would not protrude forward of the existing building line. Therefore, there are no concerns relating to a loss of light or overbearing impacts. The change from a door to a window on the front elevation also raises no concerns on overlooking grounds.

Two Storey Front Extension

The proposed two storey front extension is located approximately 9.3 metres from the boundary with the neighbouring property and therefore there are no concerns relating to a loss of light or overbearing impacts. Additionally, no fenestration is proposed on the side elevation of the front extension and therefore there are no concerns relating to overlooking.

Garage Conversion

The proposed garage conversion poses no harm to neighbouring amenities.

Outbuilding

The proposed outbuilding is single storey in nature and is set 1 metre from the boundary with the neighbouring property no. 123, and the outbuilding has an eaves height of 2.35 metres. Additionally, there is a large hedge along the boundary between the two properties that would largely obscure views of the outbuilding from neighbouring properties. Therefore, no concerns are raised on overbearing or loss of light grounds. Additionally, no windows are proposed on the side elevations and therefore there are no concerns relating to overlooking.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Landscape and Trees:

The WBC Landscape and Trees officer has noted that the location of the outbuilding differs on the site plan to the Arboricultural Impact Assessment. They therefore find that the suggested tree mitigation is inaccurate compared to the current proposal. Given that there are no protected or veteran trees located near the outbuilding, it is considered to be onerous to request updated arboricultural information.

Ecology:

The WBC Ecology Officer has reviewed the submitted documentation, and they have no objection to the proposed subject to two conditions. One condition would require a lighting design strategy to be submitted prior to commencement, and the other would require the development to take place in accordance with the details in the submitted Arboricultural Method Statement. Considering that lighting could be added to the dwelling at any stage, a condition for a lighting scheme for a development of such a limited scale is considered too onerous and unreasonable. Accordingly, the condition for the lighting strategy is not recommended. To ensure the protection of trees on and around the site, the other condition is recommended.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9

Officer recommended non-standard conditions: Protection of Trees

Consultee recommended conditions: CF4

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approve

Date: 20 December 2024

Earliest date for decision: 9 December 2024

**Recommendation
agreed by:
(Authorised Officer)**



Date: 20/12/24