

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241925
Site Address:	21 Langhams Way, Wargrave, Wokingham, RG10 8AX
Expiry Date:	30 October 2024
Site Visit Date:	13 August 2024
Proposal: Householder application for proposed erection of a first floor side extension and party single, part two storey rear extension, along with changes to fenestration and garage conversion to facilitate a study, utility room and W/C.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Wargrave (Limited Development Location)
Great Crested Newt Consultation Zone – Green Risk Zone
Ground Water Zones
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
031236	Proposed single storey front extension to dwelling, pitched roof over existing rear extension and bay window at first floor level to rear.	11/11/2003

CONSULTATION RESPONSES**Internal**

WBC Highways – No objection subject to condition(s)
WBC CIL – Development is not CIL liable
WBC Ecology Householder – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council did not object to the application, however it was noted that parking has reduced and consideration should be given to whether this is sufficient in this location.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL**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 proposed first floor side extension would have a gable roof form and would be legibly set back and set down from the dwelling's building line and roof. A 1 metre separation distance between the extension and the boundary shared with no.23 Langhams Way is also retained. The extension would be a subservient addition to the dwelling and would have an acceptable impact on the character of the area.

The part single part two storey rear extension element would protrude a total of 3.5 metres from the rear of the property. The single storey element would have a modest flat roof form, whereas the two storey element would have a traditional gable that would connect to the first floor side extension. Overall, the extensions appear to be subservient additions to the dwelling that would not be visually dominant within the street scene. As the extensions are sited to the rear, they would also be well screened from the roadside by the dwelling's existing form and that of the first floor side extension proposed. Their impact on the character of the area would therefore be acceptable.

The conversion of the existing garage would consist of replacing the existing garage door with fenestration and brickwork to match the host dwelling. This minor visual change would have a negligible impact on the character of the area and is acceptable. Similarly, the new cycle store in front of the dwelling's frontage would have a negligible visual impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The first floor rear fenestration proposed retains a 13 metre back to flank distance from no.19 Langham Way's north-western side elevation, with the boundary shared between the two being densely vegetated by mature vegetation and trees. Outlook from the windows would have no greater impact by reason of overlooking on the adjacent neighbour's side elevation than the existing fenestration and is acceptable.

One first floor bathroom side window is proposed on the northern elevation that would overlook no.19's southern elevation. A condition will be imposed ensuring it is obscured and limited in opening height to protect the privacy of the adjoining neighbour.

Loss of Light & Overbearing:

As outlined above, the first floor side/two storey rear extensions retain a 1 metre separation distance between it and the boundary shared with no.23 and the only built form impacted in terms of loss of light and overbearing would be no.23's blank southern side elevation (the rear family room would be unaffected). There are therefore no adverse loss of light or overbearing concerns.

Highway Access and Parking Provision:

The garage would be converted but the applicant has provided a plan demonstrating 2no. external parking spaces can be provided on the existing driveway with each space utilising the existing dropped crossing for access.

In terms of cycle storage, a 3no. cycle store has been proposed on the plans adjacent to the converted garage's frontage. WBC Highways also consider this acceptable.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. The additional footprint resulting from the proposals is modest and poses no further flood

risk.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

This application is supported by a preliminary bat roost assessment (Urban Tree Experts, 31 August 2024, ref: SPH/NP/PEA-24/20.08). The report concludes that the site has low potential for roosting bats with only a few hanging tiles on the rear elevation being noted as having legible gaps between them.

The roosting features identified are not impacted by the proposed development, thereby meaning that the proposals are not considered to have an adverse impact on bats as a protected species.

The standard bat informative will be added to the decision notice as a precaution.

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:	15 October 2024
Earliest date for decision:	27 September 2024

Recommendation agreed by:	<i>MC</i>
(Authorised Officer)	
Date:	15.10.2024

