

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250292
Site Address:	58 Malone Road, Woodley, Wokingham, RG5 3NJ
Expiry Date:	4 April 2025
Site Visit Date:	14 March 2025
Proposal: Householder application for the proposed two storey side extension with infill single storey rear extension. Followed by the conversion of the outbuilding/garage into habitable accommodation. Plus, the installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley
Tree Preservation Orders

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
124/62	Semi-detached house	Approve 9 th August 1962
201276	Application for a certificate of lawfulness for the proposed erection of a detached single garage following demolition of existing garage.	Approve 16 th July 2020

CONSULTATION RESPONSES

Internal
WBC Highways WBC Landscape and Trees WBC CIL
External
N/A

REPRESENTATIONS	
Parish/Town Council	No objections raised.
Ward Member(s)	No comments received
Neighbours	One concern raised about the massing effect of the 2-storey extension and increased overlooking. <i>Officer comment: The impact on character of the area and neighbouring amenity is discussed in the main body of the report.</i>

APPRAISAL
<p>Site Description: A 1960s semi detached dwelling in the residential area of Woodley. The dwelling benefits from an open plan front garden, off street parking and a detached garage at the rear. The site is within a protected woodland area ref TPO 0003/1951.</p> <p>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.</p> <p>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.</p> <p>Proposal: Two storey side extension with infill single storey rear extension, conversion of the outbuilding/garage into habitable accommodation, and the installation of roof lights and changes to fenestration. The ground floor side extension would facilitate an open plan kitchen/dining room with no. 2 rooflights at the rear, and a utility room/WC in the garage conversion. The extension would be set back 2.5m from the front wall of the porch extension and 1m from the original front wall forming the principal elevation. It would measure 9.4m in depth and be 2.3m wide on the ground floor. The front wall of the garage would be demolished and the depth reduced by 1m to facilitate an infill rear extension to connect the existing rear extension with the proposed side and rear extension. The first-floor side extension would facilitate a playroom and office. It would be 7.6m in depth, have a pitch roof on</p>

the rear elevation, a window on the front and rear elevation, and no windows on the east side elevation.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

The street layout of Malone Road is linear and comprises semi-detached houses of a similar age and design with open plan front gardens and off-street parking. Roof heights are uniform along both sides of the street. The roof height of the proposal would be subservient to the existing roof line by approximately 0.4m and the eaves height would be in line with existing. The front elevation would not project forward of the existing building line and would be set back from the original principal elevation by 1m. Although the proposal would reduce the separation distance with the immediate neighbour at no. 56, there are other examples of two storey side extensions in the street. Examples of these include no. 13, 31, 47, 49 and 59 Malone Road. Hence, the proposal would blend with the established street scene character which already includes extensions which have extended up to the side property boundaries. Therefore, while not directly in compliance with the BDG guidance on separation distance between side boundaries, the proposal would be acceptable in terms of its impact on the character of the area and, overall, would comply with policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. 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.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking: There are no windows on the first floor of the two-storey side extension facing onto the side elevation of no. 56 Malone Road. Therefore, there is no impact on the neighbour's privacy from any additional overlooking.

Loss of Light:

The first-floor side landing window at no. 56 does not serve a habitable room and is borrowing light from the neighbouring property. Furthermore, the west facing aspect of the landing window means that any shadowing will be minimal in the afternoon and evening and the impact of any loss of light will be reduced. Therefore, there is no significant harm from loss of daylight/sunlight.

Overbearing:

The rear single storey extension would not extend beyond the rear wall of the existing dwelling and garage. The roof line will be subservient to the existing and it will be set back from the principal elevation. Therefore, there are no concerns related to overbearing.

Overall, the impact of the development on the residential amenity would be acceptable in relation to policy CP3 and CP9 of the Core Strategy.


Highway Access and Parking Provision: The proposal will result in an increase in the number of habitable rooms; however, this will not have a significant impact in respect of the councils parking standards. There is existing driveway parking for two vehicles and this will be retained, which is considered acceptable in this instance. The proposed garage does not meet the councils' standards for parking a car however it would be suitable for cycle storage and this is welcome.

Landscape and Trees: The site is subject to Tree Preservation Order (TPO) 3/1951, W3 on all woodland trees of whatever age. The house is a semi-detached dwelling, linked by garages, on a mature road of similar age houses, many of which have been altered over time. The application form states that no trees will be impacted. Overall, the application appears to comply with the relevant T&L parts of the policies and guidance listed above.

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:	Yes
Recommendation:	Approve
Date:	20 March 2025
Earliest date for decision:	28 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26/03/25