

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242498
Site Address:	13 Jerome Road, Woodley, Wokingham, RG5 3NH
Expiry Date:	29 November 2024
Site Visit Date:	5 November 2024
Proposal: Householder application for the proposed erection of a new front porch extension and part single, part two storey side/rear extension following the demolition of the existing attached garage and single storey rear addition.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Woodley
Adjacent to Public Open Space (borders Malone Park to the rear)
Tree Preservation Order No.03/1951-W3 (Woodland TPO)
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2002/7579	Proposed single and two storey rear extensions to dwelling.	C/A – 14/11/2002
106/63	Semi Detached House	C/A – 08/08/1963

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to condition
WBC Landscape and Trees: No objection subject to condition

External	
None consulted	

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL	
Site Description: The application site is a semi-detached two storey dwellinghouse located within a 1960s residential development in Woodley. The site forms part of a row of semis which back onto Malone Park, while the wider estate comprises a mix of detached and semi-detached two storey dwellings. The dwelling benefits from previous alterations and additions including a staggered single storey extension at the rear. Proposal: This application proposes the erection of a part single, part two storey side/rear extension and single storey front porch extension following the demolition of the existing attached garage and ground floor rear addition. At ground floor level, the proposal would effectively 'square off' the existing single storey addition with a total depth of approximately 5.4m, width of 9.8m and ridge height of 3.25m. The proposed open-sided porch would have a total height of approximately 3.15m, width of 2.8m and depth of 1.9m. At first floor level, the proposed extension would have a total depth of approximately 4m it would project beyond the existing eastern flank (side) elevation by approximately 1.9m. The proposal would be set down from the main ridgeline by approximately 0.5m with a hipped roof form. 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. Design and Character of the Area: While primarily comprising two storey semi-detached dwellings, Jerome Road has a relatively varied street scene in terms of architectural form, features and rendering.	

There are various examples of later additions visible from the street scene including two storey/first floor side extensions.

From the street scene, the proposed side/rear extension would appear as a subservient addition to the host dwelling due to it being set down from the main ridgeline and well set back from the site's frontage. At first floor level, the proposal would be set in from the flank (side) boundary by more than 1m, preventing a terracing effect on the street scene in accordance with the Borough Design Guide. The proposed hipped roof form would also complement the main roof form, while the proposed brickwork and tiling would be of a similar appearance to the existing, further mitigating the visual impact of the scheme.

While the ground floor element would be sited in very close proximity to the shared side boundary with No.11 adjacent to the east, this would not be a change from the existing relationship with the neighbour and is common within the wider street scene. While the ground floor rear element would have a considerable total depth, it would not encroach beyond the existing rear building line while its size is not dissimilar from other large rear extensions within the surrounding area. Moreover, this element would not add significant bulk to the host dwelling due to its appropriate roof form and restricted ridge height.

The proposed front porch extension would be a fairly modest addition to the dwelling. Moreover, it would remain well set back from the site's frontage and would not add significant bulk due to its open sided nature. Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Overlooking: The proposal would introduce 2no. first floor windows on the western flank (side) elevation facing the adjoining semi (No.15 Jerome Road). The proposed plans show that these would be obscure glazed and top opening only which would sufficiently prevent overlooking onto the adjacent neighbour, a condition is recommended to secure this mitigation.

To prevent any additional direct overlooking opportunities onto adjacent neighbours, a condition is recommended to restrict the insertion of any first floor windows on these elevations without consent. Due to the site's existing relationship with Malone Park at the rear there are no concerns in respect of the outlook from the proposed rear fenestration.

Loss of Light: The rear element of the proposal would not conflict with the level of light received by the fenestration to the rear of No.11 Jerome Road adjacent to the east due to it being back from the shared rear building line. On the site visit it was observed that No.11 benefits from 1no. ground floor window and 1no. first floor windows which would directly face the proposed side/rear extension. Due to the partial closing of the existing gap between the two properties at first floor level, it is likely that the proposal would result in a minor degree of loss to the level of light received by these windows.

It is not known whether these windows serve habitable rooms. However, in this instance, the main private outlook for No.11 is to the rear which would be unaffected by the proposal with the side facing windows offering a secondary outlook. Moreover, any potential overshadowing would be mitigated by the proposal being set back from the shared boundary by 1m and its dropped down ridge height.

In respect of the adjoining semi, No.15 Jerome Road adjacent to the west, the first floor element would be set back from the shared side boundary by approximately 2.4m. The applicant has demonstrated on the submitted proposed floor plans a 45 degree line (horizontal) taken from the closest rear facing fenestration serving No.15, in accordance with BRE guidance, which demonstrates that the proposal would not directly conflict with the level of light received by this fenestration. Upon reviewing the submitted plans and observations on the site visit it is agreed that the proposal would accord with the Borough Design Guide and BRE Guidance in this respect.

Overbearing: The first floor element would be set in from the site's side boundaries by more than 1m, in accordance with the Borough Design Guide SPD, preventing any adverse overbearing impact in this respect.

While the ground floor element would be sited in very close proximity to the shared side boundary with No.11 adjacent, and less than 1m from the shared boundary with No.15, it would not represent a significant change from the existing relationship with both neighbours, while the proposal would be set back from the rear building line of No.11 and would marginally encroach beyond the shared ground level building line with No.15. Moreover, any potential overbearing impact would be sufficiently mitigated by its appropriate flat roof form and the considerable depth of rear gardens within this section of Jerome Road.

Overall, it is considered that any potential harm on neighbouring amenities has been sufficiently mitigated, prohibiting any additional harm over and above the existing level of amenity. The proposal is therefore compliant with Core Strategy policy CP3 in this respect.

Highway Access and Parking Provision:

Following discussions with the Council's Highways Officer, the provision of 2no. parking spaces in accordance with the Council's Parking Standards has been agreed. Due to the loss of the existing garage space, the Officer has recommended a condition requiring the submission of alternative cycle storage details to be agreed. While this is duly noted, this is an onerous requirement due to the relatively modest nature of this householder development. Moreover, there is sufficient space within the rear garden for secure storage if required by any future occupant(s).

Landscape and Trees:

The Council's Trees and Landscape Officer has reviewed the proposal and raised no objection subject to the submission of a landscaping plan to compensate for the additional parking at the front. The existing frontage is largely hard surfaced, with an amenity strip adjacent to the western boundary. Following the submission of revised plans, the parking provision has been reduced and sited away from the existing amenity strip. There would therefore be no direct loss of soft landscaping as a result of the proposed development.

Subject to conditions, the application is acceptable and is 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:	26 November 2024
Earliest date for decision:	25 October 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	26 November 2024