

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250346
Site Address:	21 The Conifers, Crowthorne, Wokingham, RG45 6TG
Expiry Date:	21 May 2025
Site Visit Date:	9 April 2025
Proposal: Householder application for the proposed erection of a single storey front extension, single storey rear extension plus first floor side extension.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Locations
(Pinewood, Crowthorne)
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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Crowthorne Village Design Statement

PLANNING HISTORY

No relevant planning history.

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received
Neighbours	The neighbour of 2 Edgewood Close said the proposed extension will mean that the upper window will be looking directly into their rear lounge patio windows, and they feel that this is a direct privacy issue. Officer comment: <i>The above is noted and will be discussed in the overlooking section of the report.</i> The neighbour of 3 Edgewood Close said that their garden and house are very close to the development and any builders work could become intrusive. They ask for respectful limitations on timings and noise on any builder's work. Officer Comment: The above is noted however, it is not deemed necessary or reasonable to impose such a condition on a modest householder application. Any excessive construction noise could be controlled under Environmental Health Legislation.

APPRAISAL

Site Description:

The application site is a two-storey detached house on the Conifers in the village of Crowthorne which falls in the Pinewood modest development location. The surrounding area are a variety of large, detached houses that are set back from the road with front gardens and attached double side garages. The area is green with lots of tall conifer's tree hence the name of the road.

The house is built of brick with a tiled roof and a first-floor front brown and white mock Tudor facade. The property has a rear garden and attached double garage with parking for two cars.

Proposal:

The application is for the proposed erection of a single storey front extension, single storey rear extension and first floor side extension.

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.

Design and Character of the Area:

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.

Front extension:

In terms of the Borough Design Guide, for front extensions it states that it is generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street prevailing building line. In this instance the extension is only a single storey front in-fill extension, and the house will not increase its built footprint towards the street prevailing building line.

The Borough Design Guide also states that front extensions should generally be no more than one storey in height and should not project significantly forward of the building line. In this case the extension is single storey and is only an infill extension therefore, the built footprint will not increase forward of the building line. The front extension would comply with the Borough Design Guide as the building is set well back from the street frontage.

The Borough Design overriding consideration for front extensions is its impact on the street scene and local character. The single storey front infill extension is keeping in character to the area as it matches the existing house in terms of appearance and design. There will be no significant impact on the street scene as there will be no increase in the built footprint. As such, it is deemed that the front extension poses no harm to the character of the area.

Side extension:

The Borough Design Guide (BDG) states for side extensions that a gap should be retained between the building and the site boundary and this should be a minimum of one metre in width. The side extension is set two metres in width from the boundary of the neighbouring property and therefore complies with this aspect of the BDG.

The Borough Design also states that side extensions should not project one metre forward of the building line on the street frontage. The proposed first floor side extension is set back 1.3 metres from the front of the dwelling and therefore complies with this aspect of the BDG.

For side extensions the Borough Design Guide states that it should preferably have a lower roof line than one metre. The proposed first floor side extension ridge height is set down by 0.54 metres and is therefore less than 1 metre. However, the extension is substantial set down from the existing house roof height and is also set back from the existing front elevation of the property. Nonetheless, the proposed first-floor side extension of the dwelling poses no significant harm to the host property nor that of the existing street scene and character of the area.

Rear extension:

The Borough Design Guide (BDG) states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In this case the rear extension measures 0.22 metres in length and therefore meets this aspect of the BDG.

The Borough Design Guide (BDG) also states that maximum eaves and ridge height should be no more than those of the existing property. The proposed rear extensions maximum eaves height measures 3.23 metres whilst the existing house maximum eaves height measures 6.37 metres and is therefore less than those of the existing property. The proposed rear extensions ridge height measures 4.2 metres whilst the existing house ridge height measures 9.6 metres and is therefore less than those of the existing property. The maximum eaves height and ridge height both meet this aspect of the BDG.

For single storey rear extensions, the eaves height should not exceed three metres within two metres of a side boundary. The eaves height of the rear extension measures 3.23 metres which does not meet the Borough Design Guide.

Whilst not fully complying with guidance in the BDG, the proposed rear extension will only come out a further 1.5 metres, therefore no significant harm to its character and appearance would occur given the spacious nature of the plot, the marginal set down/set back arrangements and the separation distances between the neighbouring properties. A proposed rear extension measured 3.23 metres poses no significant harm to the host property nor the character of the area.

The walls of the extension will be constructed out of red multi- facing brickwork and cream render feature timbers to match the existing property. The roof will be constructed out of red/brown interlocking tiles to match the existing house. The windows will be made out of Rosewood Upvc this will match the existing windows. The materials will be secured via a condition.

Moreover, the property at 19 Conifers has had a similar application for a proposed dormer extension to the garage to form a room in the garage loft space. This was approved and implemented (WBC. Ref 022596), showing other houses in the immediate area have had similar schemes approved.

Overall, in terms of design it complies with most of the criteria of the Borough Design Guide in a number of respects. The proposed single storey front, two storey side and single storey rear would not have any detrimental effect on the existing street scene and character of the area. The proposal is therefore acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The Borough Design Guide states that the side walls of rear extensions must not contain windows especially at first floor level, to minimise any potential impact upon the

privacy of neighbours. There are no windows on the side walls of the rear extension at first floor level therefore it meets this aspect of the Borough Design Guide.

The front infill extension would include no additional windows at the front of the property and therefore there is no concerns of overlooking in this respect. The side extension includes the erection of a first-floor front window which would look out into the road and would not overlook any neighbouring properties. The rear extension would include the erection of a first-floor rear window which would look out into the garden. The distance between the neighbouring habitable room windows of 3 Edgewood Close is 20.39 metres back-to-back. While marginally below the 21m advocated within the BDG, this would retain the same separation distance to that of the existing dwelling and this neighbour. Therefore, there are no additional issues of overlooking resulting from this application.

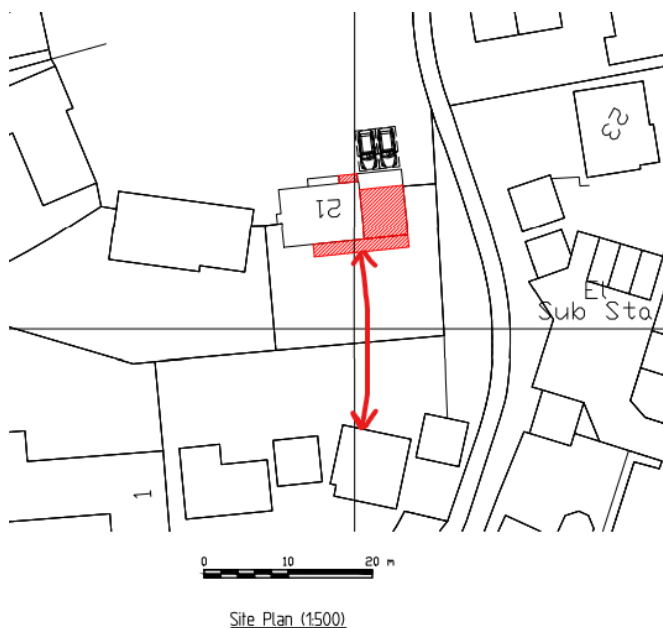


Figure 1 – showing the separation distance between the existing dwelling and the neighbour at 3 Edgewood Close.

Loss of Light:

A 45-degree horizontal line was taken from the centre of both adjoining neighbour's closest habitable rooms. This line was not breached and as such it should not result in any substantial loss of light to either neighbouring dwelling.

Overbearing:

The proposed front infill extension will have no impact on overbearing for neighbouring properties as there is no increase in the built footprint of the dwelling.

The proposed first-floor side extension will be lower than the original part of the existing roof and the extension is subordinate to the existing older part of the house. The first-floor side extension is also set back from the front elevation. Therefore, there are no concerns of overbearing for neighbouring properties.

The proposed rear extension eaves height measures above 3 metres. However, due to the houses being large, detached plots, their being an alleyway between the neighbour to the east and the neighbouring properties being a distance away there is no overbearing concerns to neighbouring properties.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of the development

The WBC Highways team reviewed the proposal. Highways raised no objection to the proposal. This is because the proposal will not result in any additional habitable rooms.

They also said that the extensions do not impact the existing access or driveway parking area. The garage is to be increased in size and this is welcome. Therefore, there are no Highways concerns.

Amenity Space:

The existing rear garden measures 12.33 metres long and the proposed rear extension will measure 1.57 metres in depth. Therefore, the remaining amenity space will be 10.76 metres. This is sufficient amenity space and is deemed acceptable under the Council's standards in this instance given the considerable plot width.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect Biodiversity.

The site has been identified to be located within an area that could host potential bats. The proposed development is for a front, first floor side and rear extension and due to works to the main roof, WBC Ecology were consulted on the application.

Th WBC Ecology team did not provide any comments on the application. A bat survey was provided on the 26 March and this determined that the dwelling provided negligible suitability for roosting bats or nesting birds. Due to the lack of evidence of roosting bats it is not considered necessary to undertake any further survey work. Therefore, the proposal is deemed acceptable under Policy CP7 and TB23.

Conclusion:

Taking all the above in consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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 subject to conditions: 1. Time Limit 2. Approved Plans 3. Materials and Specified
Date:	02 May 2025
Earliest date for decision:	16 April 2025
Recommendation agreed by: (Authorised Officer)	
Date:	02/05/25