

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250821
Site Address:	10 Danywern Drive, Winnersh, Wokingham, RG41 5NR
Expiry Date:	11 June 2025
Site Visit Date:	8 November 2024
Proposal: Householder application for the proposed erection of a single storey front extension and a single storey rear extension with 2 no. roof lanterns following demolition of the existing garage and conservatory and removal of chimneys, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
242660	Householder application for the proposed erection of a single storey side and rear	Approve 16/12/24

	extension with installation of roof lantern, dormer windows and roof alterations. Following the demolition of the existing garage and conservatory.	
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CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

WBC CIL: Lieable

WBC Ecology: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site is located along Danywern Drive in Winnersh, which is predominantly characterised by detached bungalows, chalet bungalows and some two storey dwellings. The plots and dwelling generally have wide frontages and a suburban low-density layout & grain of development.

10 Danywern Drive is a bungalow of traditional brick construction built in circa 1959 with a detached single garage sited to the left-hand side of the property. This dwelling has a part brick, part rendered finish with no significant extensions or alterations since the time of original construction. The original accommodation comprises of two bedrooms with a separate kitchen, living room, one bathroom and a conservatory.

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 Borough Design Guide states “*front extension should generally be no more than 1 storey in height and should not project significantly forward of the building line*”. The front extension would only be 1 storey in height and would not project forward of the building line, thus complying with the BDG. As a result of the front extension, the front door would be replaced with a window to serve the bathroom and the front door would be relocated to the side elevation. The relocation of the front door to the side elevation would not look out of place along Danywern Drive given no.6 front door is on the side elevation. Whilst the change would alter the street scene, it would be a minor alteration which would not drastically harm the street scene and considered acceptable.

R23 of the Borough Design Guide requires rear extensions to be limited to 4m in depth. The single storey flat roofed rear extension would be approx. 10m in depth, thus not comply with the BDG. However, the host property has a very spacious garden to accommodate such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area. The proposal would not extend beyond the established rear boundary line.

The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new windows would be similar to the existing in size and proportions of current ground floor windows meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is in line with policy CP1 and CP3 of the Core Strategy.

The design incorporates a flat roof with a parapet finish, with the external appearance somewhat preserved with a mixture of brickwork and a modern render. Due to the high degree of personalisation in the surrounding area, there are no objections to the subsequent appearance of the dwelling. As such, this appearance would not look out of place nor harm the street scene.

Neighbouring Amenity:

Separation Distances: The BDG states the minimum separation distance from rear to flank is 12m. The separation distance from the rear of no.8 and the flank of 8 Deerhurst Avenue is over 25m, thus complying with the BDG.

The BDG states the minimum separation distance from flank wall to boundary is 1m. The separation distance from no.12 is 1.05m, thus complying with the BDG.

On the other hand, the single storey rear extension would be up to the boundary of no.8. It is noted that the existing garage is already up to the boundary of the no.8. As such, an extension that does the same would not result in harm to the neighbours despite not being completely in accordance with the Borough Design Guide.

Overlooking: With regards to the rear window and bi-folding door, the existing boundary treatment would be high enough to sufficiently mitigate any overlooking

concerns.

The ground floor windows for bedroom 3 & 4 facing no.12 would not result in harmful overlooking.. Whilst the fence line is low, the neighbour could build a 2m high fence under permitted development without planning permission. Also, the windows would face an obscured glazed door and window only.

The ground floor windows on the side elevation facing no.8 would both be obscured glazed as they would serve as a toilet and bathroom.

Loss of Light: Given the rear extension is only single storey and set behind the rear building line of no.8 and set off the from boundary of no.12 and significant separation distance to the closest habitable room, the proposal would not result in harmful loss of light.

Overbearing: Given the extension is only single storey and the proposal would not extend beyond the established rear boundary line, it is considered the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Highway Access and Parking Provision: The numbers of habitable rooms will remain unchanged. As both the existing and proposed garages do not fully meet the council's requirement for car parking, there will be no gain or loss of garage parking space. The existing driveway parking will be retained within the red line.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Landscape and Trees: The site is on a mature, verdant residential road. The house is set back from the road. A mature birch grows on the front corner of the plot. Green backdrop views from the public road are scant. The officer notes consented application 242660.

According to the signed application from no trees or hedges are to be removed or pruned to undertake the scheme. Given the location of the trees, the officer will take that to be the case. However, similar to application 242660 as they are not directly located on the plans, the officer has suggested a condition to comply with policies such as CP3, CC03 and TB21.

The built changes are subservient as seen from the public domain and external materials will match/complement the existing. The additions respect the building line.

Overall, given tree the retention condition, the application appears to comply with the T&L parts of the policies and guidance.

The officer has requested a retention of trees and shrubs condition; however it is considered to be over onerous and therefore not relevant.

Ecology: All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England.

According to the Preliminary Bat Roost Assessment submitted in support of application 242660 potential external roost features suitable for crevice-dwelling bats under lifted roof tiles along the hips on the rear elevation and a gap between the uPVC soffit and brickwork on the front elevation were identified. The PRA recommended that replacement bat access points and roost sites may need to be created and/or reinstated into the house. Where access is provided for bats, a bituminous roofing felt that does not contain polypropylene/polyethylene filaments (e.g. bitumen felt type 1F) or a non-bitumen coated 'breathable' membrane that has passed the snagging propensity test (e.g. TLX 'Bat Safe') should be used; other non-bitumen coated membranes are harmful to bats and must be avoided. One emergence survey was completed on 25 June 2024). No bats were observed emerging from the property during the survey. The officer is satisfied that the PRA and BES survey effort and methodologies are adequate for the Ecologist to conclude that it is highly unlikely that the property supports roosting bats. The officer notes that the Ecologist stated that the Bat Emergence Survey contains information regarding a mobile species so it will likely be valid for up to 12 months only.

The ecology officer has also recommended a retention of trees and shrubs condition and I17 informative.

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.

This development will be liable for CIL based on the measurements taken from the following floorplans:

Drawing Number: 2515/05

Drawing Number: 2515/06

Total new build floorspace is approximately 122sqm.

Please note that GIA of the part of the dwelling that is to be demolished will only be offset against the proposed GIA if the dwelling has been in lawful use for a minimum of 6 continuous months of the 36 months prior to the date that planning permission is

granted.

Any changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link: <https://pfi.exacom.co.uk/wokingham/cilforms.php>

Should you have any queries regarding CIL, please contact: Developer.contributions@wokingham.gov.uk

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:	9 June 2025
Earliest date for decision:	10 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	9 June 2025