

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241867
Site Address:	14 Blackley Close, Earley, Wokingham, RG6 7YE
Expiry Date:	14 September 2024
Site Visit Date:	14 August 2024
Proposal: Householder application for the proposed erection of a single storey rear extension, porch conversion, garage conversion and internal modifications.	

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 CC07 – Parking TB06 – Development of Private Residential Gardens
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
08510	Detached house and garage	Approve 08/06/78
29060	First floor side extension over garage and extension to kitchen/dinning room on ground floor	Approve 03/11/87

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection to this application subject to WBC imposing the following condition that a plan for the provision of two parking spaces on the frontage, include areas of landscaping, shall be submitted to and approved by WBC prior to the commencement of works. These approved works are to be completed within one year of the commencement of work, as supported by Policies CC07 and CP3. Officer response: Following the revised parking plan (P1549-01 REV A), two car parking spaces would fit onto existing second drive and comply with parking standards. Therefore, the above condition is not necessary.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached dwelling.

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 that *“porches should generally project less than 2m forward of the building line”*. The front porch only extends by an additional 1.06m forward of the building line, thus complying with the BDG. The proposal is modest in scale and form and would not negatively harm the street scene.

As part of the garage conversion, the garage door will be replaced by a window to accommodate for the new study room. The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, if the new window would be similar to the existing in size and proportions of current ground floor window along Blackley Close, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

A new shower ground floor side window would be added facing no.15. This window is a minor addition, would not be visible from the street scene and therefore would not harm the character of the area.

The single storey lean-to-roof extension exceeds the recommended 4m depth for extensions advocated within the Borough Design Guide (4.36m in depth). However, the host property has a very spacious garden and there are similar extensions in the surrounding area. 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 proposed materials will match that of the current dwelling, thus in keeping the existing characteristics of the house.

Neighbouring Amenity:

Separation Distance: It is acknowledged that the rear extension significantly exceeds the recommendations for extension depth as outlined in the Borough Design Guide. However, the Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure. The separation distance between flank of no.14 and the site boundary of no.15 and no.12 is approx. 1.45m and 1.80, thus complying with the BDG.

The BDG states the minimum separation distance for back-to-back is 22m. The separation distance between the rear of 14 Blackley Close and 8 Ribbleton Close is approx. 17.50m, which does not comply with the BDG. However, given the extension is only single storey and along the rear boundary there is a mature/established hedge of significant height which acts as natural screening, this would not result in significant harm and is considered acceptable.

Overlooking: The scheme would add additional window at the front of the property due to the garage being converted into habitable accommodation. Whilst the proposed window would face another property, it is noted that Blackley Close, a public road, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur.

The new shower ground floor in the side elevation facing no.15 would be conditioned obscured glazed.

The new bi-fold door and window to the rear would be screened by the rear fence, preventing any overlooking.

Loss of Light/Overbearing: The proposal would not result in loss of light or considered to be overbearing.

Highway Access and Parking Provision: The proposal will result in an additional habitable room and conversion of the garage.

The additional habitable room will not have a significant impact in respect of the councils parking standards.

There is existing driveway parking for two vehicles within the red line, which will be retained. The level of parking is considered acceptable in this instance.

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.

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:	10 September 2024
Earliest date for decision:	16 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.09.2024