

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243017
Site Address:	4 Barkhart Close, Wokingham, RG40 1PN
Expiry Date:	27 January 2025
Site Visit Date:	28 November 2024
Proposal: Householder application for the proposed single storey rear extension with mono-pitched roof and 3No. rooflight windows. Previously Refused Application Ref 242373.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
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
Thames Basin Heaths SPA Mitigation Zones

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 CP8 – Thames Basin Heaths Special Protection Area 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 CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB21 – Landscape Character
Joint Minerals and	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species

Waste Plan (JMWP)	DM15 - Site History
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
092197	Proposed erection of single storey rear extension to form conservatory.	Refused 23/03/2009
052703	Proposed erection of 9 x 2 bedroom cottages, with new access from Barkhart Drive, parking and amenity space. Demolition of existing dwelling.	Refused 31/08/2005 Allowed at appeal 20/01/2006
042252	Proposed erection of 16 flats in 2 blocks and demolition of existing dwelling with a new access from Barkhart Drive.	Withdrawn 10/06/2004
242373	Householder application for the proposed single storey rear extension with mono-pitched roof and 3 rooflight windows.	Refused 08/11/2024

CONSULTATION RESPONSES

Internal

None consulted.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	Seven third party objections, concerns include: - The length of time the extension would take. - Disruption during the build from construction vehicles and materials. - Setting a precedent. - The extension generating overshadowing to neighbouring properties. - Restricted views from neighbouring properties. - Disrupting the building line. - Changing land levels across the site. - Overdevelopment of the site.

APPRAISAL

Site Description:

The application site consists of a two-storey, terraced property located on Barkhart Close. The dwelling is part of a small development of nine properties constructed in 2006. The development is gated with vehicle and pedestrian access gates located at the entrance from Barkhart Drive. Properties vary in form but are consistent in style and material palette. Typical materials include brick and render with stone, brick and timber detailing.

The application site is set back from the road behind a small front garden with one parking space located to the side of the property.

Proposal:

This application seeks approval for the erection of a single-storey, rear extension that would have a mono-pitch roof form with three rooflights.

Proposed materials include concrete roof tiles, brick walls and plinth to match the main house.

This application follows refused application 242373 for a rear single-storey extension. The application proposed a rear extension that spanned the full width of the property. The application was refused as it would create an unacceptable overbearing impact to the adjoining neighbouring property.

Plans have been revised which have reduced the width of the rear 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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

Application F/2005/4621) 052703 (Proposed erection of 9 x 2 bedroom cottages, with access from Barkhart Drive, parking and amenity space. Demolition of existing dwelling), was approved at appeal on 20/01/2006. Condition 5 of the permission removed permitted development rights from the nine dwellings for Class A, B, C, D and E (for all buildings, extensions and additions).

This application seeks approval for the erection of a single-storey rear extension that would have a mono-pitch roof form and three rooflights. The extension would measure approximately 2.51m in depth and 7.05m in width.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The extension would be subservient to the host dwelling and would retain the existing gap with no.3 Barkhart Close and would not alter the existing rhythm of gaps in the street scene. The BDG references the importance of how a *'green backdrop contributes significantly to local character, created by trees and planting along plot frontages, in gaps between buildings and in rear gardens, so that built development is almost always seen against vegetation'*. The proposal would not restrict the existing views of the green backdrop of Landen House gardens.

The proposed 2.51m depth of the extension would meet the guidance set out on page 56 of the Borough Design Guide (BDG) which 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 addition, the proposed single-storey extension would not protrude beyond the existing eastern flank elevation and would hold limited views from the public realm. It would be set back in excess of 10m from the road with the host dwelling and no.3 Barkhart Close providing some screening from the street scene. Views would only be achievable when approaching close to the host dwelling.

The proposed extension would respond positively to the context of the local area and would replicate design features applied within the small development such as a brick plinth and brick detailing. These assist with blending the extension with the existing dwelling as well as being sympathetic to the surrounding properties in the development. Therefore, it is considered that the rear extension would not detrimentally impact the character of the host dwelling or local area.

The three proposed rooflights in the single-storey extension would not harm the visual amenities of the area as their mass/protrusion from the roof would be minimal and would not be visible from the road.

Neighbouring Amenity:

Overlooking:

The proposed single-storey rear extension would include three rooflights within the mono-pitch roof form. The windows would be angled towards the rear boundary of the site and would be more than 4m from the first-floor fenestration of no.5 Barkhart Close and more than 6m from the flank wall of no.3. Landen House flats to the rear of the property would be more than 30m from the proposed fenestration. Due to the significant separation distances, this element of the scheme would cause no detrimental loss of privacy to neighbouring amenity.

Loss of Light & Overbearing:

The proposed rear extension would have a mono-pitch roof form and would have an eaves height of approximately 2.38m. This accords with the guidance set out on page 56 of the BDG which states that 'The eaves height of single-story extensions should not exceed 3m within 2m of a side boundary'.

The extension would be set in from the shared boundary with no.5 Barkhart Close by approximately 0.5m. Whilst it is acknowledged there would be some views of the extension from the kitchen window of no.5, there are already views of the built form of the host dwelling due to the properties being attached, as well as the flank to front position of the two properties within the plots. In its existing form, the host dwelling is already set back an approximate 2.1m from the flank wall of no.5 and is visible from the kitchen window. Any views of the extension would be similar to the views as existing and due to the extension being set in from the boundary, would not result in detrimental loss of light or overbearing impact beyond the existing degree shared within the setting and is acceptable.

Amenity space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is useable. None of the properties within the small development meet this recommended garden length, including the application site. Whilst the proposed extension would reduce the host site garden length further, the property benefits from space to the side of the dwelling which results in a garden width of approximately 10.3m. This measurement falls marginally below the recommended 11m, however, it is considered that there is an appropriate amount of garden space to facilitate the development without detriment to the enjoyment of the current and future occupiers and the footprint of the extension is not excessive. There would still be adequate useable space to serve the occupants of the property.

Restricted views:

Concerns have been raised regarding the extension restricting views from neighbouring properties. Whilst the extension would add to the existing built form at the host site, the depth of the extension is relatively minor and would be single-storey. The closest fenestration of no.3 Barkhart Close would be more than 5.5m away and the extension is set in from the shared boundary with no.5, therefore minimising visual impact. In any case, loss of an individual's view is not a material planning consideration and is not relevant when making the planning decision.

Disruption during construction:

Planning decisions are concerned with land use in the public interest, not private interests. The decision notice for any granted approval will specify the period within which the development must commence but does not specify a timescale for completion. Issues relating to parking concerns and use of adopted highway land are issues covered by other legislation. Therefore, an informative will be applied to remind the applicant that any works that affect a public highway shall be co-ordinated and licensed in order to minimise disruption to both pedestrian and vehicular users of the highway. As Barkhart Close is a private road, any disruption within the development itself would be a civil matter and should be managed accordingly.

Setting a precedent:

All planning applications are determined on their own merit and the decision must be taken in accordance with the development plan unless material considerations indicate otherwise.

Highway Access and Parking Provision:

The proposal does not increase the number of habitable rooms and would not alter the current parking arrangements. As such, the Council's Highways officer was not consulted, and the current parking arrangements are acceptable.

Over-development:

There were several third-party concerns regarding the proposed works leading to over-development of the site and the extension disrupting the existing rear building line of properties along the southern side of the close. However, it is noted through aerial images that no.1 Barkhart Close has already benefited from a conservatory extension. The rear building lines of nos.1 to 4 Barkhart Close are already staggered and the conservatory extends the building line further to the rear by approximately 3m. The proposed extension would extend approximately 2.51m from the existing rear building line and is not of such an excessive size that it would adversely impact the character of the garden space.

In summary, by the reasons set out in this report, the proposed development would not be deemed as 'over-development' of the site. The proposed plans accord with local plan policy by providing sufficient remaining amenity space, would not be excessive in terms of demands on infrastructure and services, satisfy parking standards, specify acceptable dimensions and is of a satisfactory scale.

Conclusion:

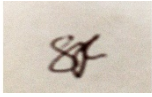
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	17 January 2025

Earliest date for decision:	23 December 2024
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Recommendation agreed by: (Authorised Officer)	
Date:	23.1.25