

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242289
Site Address:	3 Northbury Avenue, Ruscombe, Wokingham, RG10 9LH
Expiry Date:	31 October 2024
Site Visit Date:	13 September 2024
Proposal: Householder application to raise height of existing converted garage roof and new side window and rear door (retrospective).	

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Ruscombe (Limited Development Location)
Great Crested Newt Consultation Zone – Amber Risk Zone
Ground Water Zones
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt CP13 – Town Centres and Shopping CP14 – Growth and Renaissance of Wokingham Town Centre CP15 – Employment Development CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk

	CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
230390	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, plus addition of a rooflight.	Refused 12/04/2023
231132	Application for a certificate of lawfulness for the proposed single storey rear extension to include 1No rooflight to the existing rear roof.	Approved 15/06/2024

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

APPRAISAL

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 alterations to the existing roof consist of replacing the original flat roof with a gable to flat roof form (mock gable), raising its ridge height from 2.83 metres to 3.15

metres. The existing window on the frontage would be replaced with a new one that is of identical scale to the adjacent window that serves the lounge.

The replacement mock gable roof form would appear subservient to the dwelling's existing roof form. The increase in height to 3.15 metres would also have a negligible visual impact on the area and overall, its impact on the character of the area would be acceptable.

The new side window and rear door would also have a negligible visual impact on the street scene and are acceptable.

Neighbouring Amenity:

Overlooking:

The rear door poses no overlooking concerns.

The side window overlooks the blank side elevation of no.2 Northbury Avenue's front gable protrusion and the associated boundary treatment. It is also fitted with obscure glazing. There are therefore no overlooking concerns in this regard.

Loss of Light and Overbearing:

The modest increase in the height of the roof form combined with the legible separation distance from no.2 Northbury Avenue ensures no adverse overlooking or overbearing concerns.

Highway Access and Parking Provision:

The proposals have no impact on the site's existing parking provision or highway safety.

Amenity Space:

The proposals would not harm the usability of the dwelling's private rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. Considering the proposals do not involve any increases in ground floor footprint, there are no concerns on flood risk grounds.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

The site is located within an Amber Risk Zone for Great Crested Newts. Despite this, the proposals do not involve any increases in ground floor footprint and therefore there is no anticipated harm on this protected species.

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:	Approval
Date:	19 September 2024
Earliest date for decision:	27 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.10.2024