

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242563
Site Address:	10 Commons Road, Wokingham, Wokingham, RG41 1JG
Expiry Date:	3 December 2024
Site Visit Date:	18 October 2024
Proposal: Householder application for the proposed single storey side and rear extension following demolition of the existing rear extension, plus a loft conversion and rear dormer.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Wokingham Town (Major Development Location)
Great Crested Newt Consultation Zone – Green Risk Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Electricity Sub Station

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 CP6 – Managing Travel Demand 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 CC05 – Renewable Energy and Decentralised Energy Networks 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
No relevant planning history for the site.		

CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC Ecology – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
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 proposed single storey side/rear extension would have a flat roof form and would be legibly set back from the dwelling's principle building line, protruding between 2 and 7 metres from the rear of the dwelling. The extension's visual dominance in the streets scene would be negligible due to it being set so far back from the roadside and the massing to the rear would be screened from public viewpoints. Overall, the extension would have an acceptable impact on the character of the area.

The rear dormer proposed would have a flat roof and would comply with the Borough Design Guide in that it would be legibly set in and set down from the main dwelling's, obscuring the majority of its massing from the public realm. Overall, the dormer is a modest addition to the roof form and reflects other rear dormers on Commons Road.

Therefore, the dormer would have an acceptable impact on the area.

Neighbouring Amenity:

Overlooking:

The rear dormer would retain a back to back distance far in excess of 26 metres from the neighbouring properties to the south-west of the application site. This is acceptable.

The side/rear extension warrants no overlooking concerns.

Loss of Light and Overbearing:

The proposed dormer would be enveloped in the dwelling's existing roof form and would not have any adverse impacts on adjoining neighbouring properties on these grounds.

The 2.2 metre protrusion of the side/rear extension on the boundary with no.12 Commons Road is modest in scale and would have no adverse loss of light or overbearing impacts on the adjoining property. It is however acknowledged that the extension would create a large amount of built form within close proximity to no.8 Commons Road's side/rear garden but as the only area minorly impacted is the far corner of the neighbouring garden, there are no anticipated overbearing or loss of light impacts.

Highway Access and Parking Provision:

The numbers of habitable rooms will remain unchanged as 6 after the extensions. Three driveway parking spaces of dimension 5m x 2.5m are proposed within the red line, on the existing driveway.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. While the third parking space is not essential for complying the council's parking requirement, the Highways welcome the additional provision.

The driveway will have sufficient spaces for three parking spaces by utilising the existing dropped crossing, which is acceptable. The 0.9m wide direct access to the rear garden will be suitable for cycle storage, which is acceptable.

Amenity Space:

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

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. The modest footprint of the proposals does not warrant any adverse flood risk impacts.

Landscape and Trees:

A medium sized fig tree is present in the rear garden within close proximity to the rear extension but will not be adversely affected by the development proposed. Otherwise, there are no anticipated landscape impacts.

Ecology:

This application is supported by a Bat Survey Report (Plan Ecology Ltd, July-August 2024) which covers the preliminary roost assessment and the subsequent 3no. emergence surveys carried out.

The report concludes that as the planned works on the roof of the building will cause the day roost to be destroyed it will be necessary to apply for a European Protected Species Licence (EPS) with Natural England (NE) and a bat mitigation plan of bitumen lining and a ridge tile gap in a similar location to where the bat emerged will need to be designed to provide a bat roosting area within the ridge on the house.

The mitigation measures within the report will be conditioned for compliance and a pre-commencement condition will be imposed to ensure an EPS is submitted to the Council for approval.

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:	Yes
Recommendation:	Approval
Date:	21 November 2024
Earliest date for decision:	30 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.11.2024