

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242505
Site Address:	26 Bean Oak Road, Wokingham, RG40 1RL
Expiry Date:	29 November 2024
Site Visit Date:	15 October 2024
Proposal: Householder application for the proposed erection of a single storey front extension, single storey rear extension, two storey side extension, removal of existing garage and storage and changes to fenestration.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development

	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
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Highways – Request one additional on-site parking space (07/10/2024).
WBC CIL – Not CIL liable (04/10/2024).

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on Bean Oak Road, Wokingham. The road comprises of mainly two-storey detached and semi-detached properties, all of a similar age and style. Many of the properties have been extended and altered over time. Typical materials include brick, render and hung tiles.

The host dwelling is set back from the road behind a paved driveway and lawned garden.

Proposal:

The application seeks approval for the removal of the existing attached garage and storerooms to allow for the erection of a two-storey side extension that would measure approximately 3.22m in width and 7.58m in length with one front and one rear gable. The proposed single storey rear extension would have a mono-pitch roof form and would measure approximately 2.67m in depth and 8.46m in width. The proposed single-storey front extension would have a mono-pitch roof form with two rooflights and would measure approximately 1.88m in depth and 5.3m in width.

Proposed materials include brick and concrete roof tiles to match existing.

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 in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The application seeks approval for a two-storey side extension that would have one front and one rear gable. 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 side extension would be subservient to the host dwelling as the ridge of the front and rear gables would be set down approximately 0.44m from the main ridge line. It is acknowledged that the two-storey extension would extend beyond the principal building line of the host dwelling which goes against guidance set out in the BDG. However, the extension would only extend an approximate 1.45m further forward than the existing living room and would largely maintain the prevailing building line of properties within the surrounding section of Bean Oak Road.

The side extension would incorporate a front and rear gable with pitched roof forms. The extension would be sympathetic with other properties in the road that are arranged with pitched front facing gables. Therefore, the side extension element of the scheme would not be obtrusive or out of character within the street scene.

The single-storey front extension would serve a hallway and bathroom and would protrude approximately 1.88m further forward. The extension would also incorporate two rooflights within a mono pitch roof form. The rooflights would not harm the visual amenities of the area as their overall mass/protrusion from the roof would be minimal.

Dwellings along Bean Oak Road benefit from relatively large front gardens and driveways and as such, many of the properties have already benefited from utilising front garden space through front extensions. Examples can be seen at nos.22, 24, 28 and 30. Therefore, the front extension would have a limited detrimental impact upon the character of the host dwelling or local area.

The single-storey rear extension would have a mono pitched roof form with five rooflights. The main house would largely screen the extension from view from the road. Therefore, this element of the development would have no discernible impact on the prevailing character of the street scene.

Neighbouring Amenity:

Overlooking:

The proposal would add one additional front facing first-floor window and one rear facing first-floor window. The front first-floor window would be road facing and more than 28m from the front fenestration of nos.39 and 41 Bean Oak Road. This distance far exceeds the BDG recommended 10m (minimum) to be retained between front-to-front elevations. The rear facing window would face centrally towards the rear garden of the property and would inflict oblique views of the neighbours. Views from the window would be similar to views of the existing rear first-floor fenestration and would not result in detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

Two rooflights proposed in the northern elevation of the side extension would serve a bedroom. Due to the height of these windows (more than 1.7m above ground level), and no.24 not having any side facing windows, there would be limited overlooking concerns that would be generated by these windows.

There are also five rooflights proposed in the single-storey rear extension. These would be more than 7m from the flank wall of no. 24 Bean Oak Road and approximately 4m from the flank wall of no. 28. Due to the significant separation distances, there would be limited opportunity for any loss of privacy impacts to be generated by this element of the scheme.

Loss of Light and Overbearing:

The two-storey side extension would retain a separation distance of between approximately 0.8m and 1.3m from the shared boundary with no.24. The BDG recommends that a minimum separation distance of 1m should be retained between the building and site boundary. Although the front section of the side extension would fall slightly short of this guidance, the extension would be more than 1.6m from the flank wall of the adjoining neighbour which has no side facing windows.

In addition, the extension would not breach the rear building line of the host dwelling and would not extend beyond the built form of the neighbouring properties. Therefore, limited overbearing impacts would be generated to the adjoining neighbours.

The front elevation of the side extension would marginally extend across the prevailing building line of no.24 (approximately 0.3m). This minor forward extension is insubstantial and considered acceptable due to the separation distance between the flank wall of the extension and closest room of no.24 being more than 2.5m away. In addition, due to the southeasterly orientation of the host dwelling and neighbouring property, there would be limited opportunity for any detrimental over shadowing impacts.

The BDG states that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a site boundary'. The rear extension would measure approximately 2.67m in depth and would well exceed the recommended minimum 1m separation distance from both side boundaries. Therefore, this element of the proposal would have limited detrimental overbearing or loss of light impacts to adjoining neighbours.

The single-storey front extension would be more than 4m from the shared boundary with no.28 Bean Oak Road. Therefore, it is considered the neighbours would be largely

unaffected by the front extension and there would be no detriment to neighbouring residential amenity.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms and demolish the existing garage. The council's Highways officer was consulted and requested a revised parking plan to show three on-site parking spaces. However, the current parking arrangements meet the requirements of the current occupiers. In addition, there are no parking restrictions on Bean Oak Road which could serve guests to the property. If additional on-site parking is required in the future, the large front lawn could be utilised for additional parking (subject to planning permission or meeting permitted development requirements). The Highways officer did comment that the existing dropped crossing should be utilised for any future additional on-site parking.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space. The proposed rear extension would protrude an approximate 2.67m from the rear wall of the host dwelling. The property would still benefit from a rear garden that would span more than 16m in length which is acceptable.

Landscape and Trees:

There are no protected trees on site and the Trees and Landscape team were not consulted.

Conclusion:

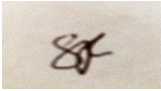
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	22 November 2024
Earliest date for decision:	25 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	25.11.24