

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                              |                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                   | 241920                                          |
| <b>Site Address:</b>                                                                                                                                         | 7 Ryecroft Close, Wargrave, Wokingham, RG10 8BL |
| <b>Expiry Date:</b>                                                                                                                                          | 25 October 2024                                 |
| <b>Site Visit Date:</b>                                                                                                                                      | 3 September 2024                                |
| <b>Proposal:</b> Householder application for proposed first floor side/rear extension, single storey side extension and single storey front porch extension. |                                                 |

### **PLANNING CONSTRAINTS/STATUS**

Modest Development Location (Wargrave)  
Bat Roost Habitat Suitability  
Landscape Character Assessment Area – Wargrave-Twyford Arable Chalk Lowlands

### **PLANNING POLICY**

|                             |                                                                                                                                                                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                             |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                                                                              |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC07 – Parking<br>TB21 – Landscape Character<br>TB23 – Biodiversity and Development |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Wargrave Parish Design Statement                                                                                                               |

### **PLANNING HISTORY**

| Application No.                         | Description                                                                                                                            | Decision & Date     |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 181452                                  | Householder application for the proposed erection of single storey rear extension to dwelling.                                         | C/A –<br>06/08/2018 |
| F/2010/1399<br><b>(Not Implemented)</b> | Proposed erection of part single, part two storey side/rear extensions with integral garage, following demolition of shed and lean to. | C/A –<br>12/08/2010 |
| F/2001/5523                             | Proposed single storey rear extension to dwelling.                                                                                     | C/A –<br>08/02/2002 |

|              |                                                     |                   |   |
|--------------|-----------------------------------------------------|-------------------|---|
| F/1997/65319 | Proposed single storey front extension to dwelling. | C/A<br>27/05/1997 | – |
| 28/66        | Detached house & garage                             | C/A<br>25/03/1966 | – |

## CONSULTATION RESPONSES

### Internal

WBC Highways: No objection

WBC Landscape and Trees: Object on the following grounds – The two-storey aspect is not subservient and will block public views of tress, contrary to Design Guide policy R23. *Officer's Comment: This is discussed in the 'Design and Character of the Area' section of the report.*

WBC Ecology Householder: No comments received

### External

None consulted

## REPRESENTATIONS

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | Wargrave Parish Council raised no objection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Ward Member(s)      | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Neighbours          | <p>1 comment received objecting on the following grounds:</p> <ul style="list-style-type: none"> <li>- Potential boundary line encroachment. <i>Officer's Comment: The submitted drawings indicate that the proposed single storey side extension would be set in from the shared side boundary adjoining No.67 Ridgeway. Nonetheless, boundary disputes are a civil matter and not a material planning consideration.</i></li> <li>- The proposed two-storey side extension would result in a 'loss of view' for No.67 Ridgeway. <i>Officer's Comment: Loss of a view is not a material planning consideration.</i></li> <li>- The scale of the proposed two-storey side extension is excessive, and the cumulative effect of the proposal would result in a structure that is out of proportion with surrounding homes, resulting in overdevelopment of the plot and harm to local character. <i>Officer's Comment: This is discussed in the 'Design and Character of the Area' section of the report.</i></li> </ul> |

## APPRAISAL

### Site Description:

The application site is a detached two storey dwellinghouse located within a 1960s residential development in Wargrave. The dwelling sits at the western end of a row of 3no, detached dwellings off the cul-de-sac (Ryecroft Close) which are broadly similar in style and form but have a varied appearance due to differing cladding and alterations. The site benefits from previous alterations and additions.

**Proposal:**

This application proposes the erection of a first floor side/rear extension, single storey side extension and a single storey front porch extension. The proposed side/rear side extension would be sited in very close proximity to the site's eastern boundary and would project beyond the existing rear building line at first floor level by approximately 2.9m. The proposed side extension would serve as an integral garage with a width of approximately 2.85m and ridge height of 3.10m, while the front porch extension would have a depth of approximately 0.6m and width of 2.3m.

**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.

**Design and Character of the Area:**

While consisting of predominantly detached two storey dwellinghouses, Ryecroft Close and the surrounding estate is considerably varied in terms of architectural style, features, roof forms and rendering. There are numerous examples of later additions including first floor and two storey side/rear extensions. Due to its siting off the cul-de-sac the site's frontage appears fairly innocuous within the wider street scene of Ryecroft Close.

While the proposed first floor side/rear extension would be sited in very close proximity to the site's eastern boundary, contrary to the advice set out in the Borough Design Guide (BDG), due to the existing relationship with No.8 Ryecroft Close adjacent and the planned gaps within the cul-de-sac the proposal would not result in a terracing effect with the adjacent property. The proposal would retain a circa. 1.75m separation distance from No.8 which is consistent with the planned gaps within the cul-de-sac. It is also noted that there are several examples of first floor side extensions within the street scene which go right up to the boundary including No.6 Ryecroft Close opposite.

Following discussions with the applicant, revised plans have been submitted which demonstrate that the first floor extension would be set back from the principal (front) building line and set down from the main ridgeline with a more complementary pitched roof form. Subsequently, from the street scene the extension would appear as a subservient addition to the host dwelling in line with the guidance set out in the BDG. Moreover, the revised roof form adequately reduces the overall bulk of the scheme and does not fully enclose the eastern side of the property to allow views to the green backdrop as identified by the Council's Trees and Landscape Officer.

At the rear, the proposed first floor extension would not add significant bulk to the host dwelling due to its proportionate depth and width as well as its complementary pitched roof form set down from the main ridgeline. The proposed single storey front extension is relatively modest in terms of its size and scale, it would not project beyond the existing building line while its pitched roof form would complement the site's existing frontage.

The proposed single storey side extension would be set in from the site's western boundary and would appear as a subservient addition to the host dwelling due to its 'dummy pitch' roof form which would match the height and form of the site's existing frontage. While it is acknowledged that the site benefits from previous additions, and the proposal would further enlarge the existing floorspace, due to the size of the plot it is not considered that the proposal is synonymous with overdevelopment. The total size of the dwelling following the development would not be out of character with similarly sized dwellings within the surrounding estate.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

#### **Neighbouring Amenity:**

*Overlooking:* No windows are proposed on the side elevations of the proposed first floor extension. To prevent any potential direct overlooking opportunities onto adjacent neighbours, a condition is recommended to restrict the insertion of any first floor windows on these elevations without consent. Due to the site's existing relationship with the play area at the rear there are no concerns in respect of the outlook from the proposed rear fenestration.

*Loss of Light and Overshadowing:* The site visit confirmed that there is no fenestration on the side elevation of No.8 Ryecroft Close directly facing the application site. Measurements taken on the submitted plans from the rear elevation of No.8 indicate that the proposal fully complies with the 45 degree test (horizontal), meaning that the proposal would not directly impact the level of light received by the rear facing fenestration serving No.8. The proposal therefore complies with BRE guidance and the Borough Design Guide in this respect.

*Overbearing:* As discussed, due to the existing relation of the application site with No.8 Ryecroft Close adjacent and the existing gap of circa. 1.75m being retained, the proposed first floor extension would not have an adverse overbearing impact on No.8. Moreover, due to the relatively modest encroachment beyond the existing rear building line at first floor level the proposal would not adversely affect the amenity of the rear garden space serving No.8.

Although the proposed single storey side extension would be sited in close proximity to the site's western boundary adjoining the boundaries of Nos. 65 & 67 Ridgeway, due to the proposal's modest eaves height of approximately 2.2m and the mono-pitched roof form, and the deep rear garden spaces serving these adjacent properties, the proposal would not adversely affect the amenity of Nos. 65 or 67.

Overall, it is considered that any potential harm on neighbouring amenities has been sufficiently mitigated, prohibiting any additional harm over and above the existing level of amenity. The proposal is therefore compliant with Policies CP1 and CP3 of the Core Strategy.

**Ecology:**

The site's location falls within an area where bat roosts have previously been identified. The applicant has submitted a Preliminary Roost Assessment which concludes that the proposal would not impact the potential bat roost features identified, and that the development is highly unlikely to impact bats. As such, no further surveys are required for the assessment of this application.

Subject to conditions, the application is acceptable and is therefore recommended 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:          | Not required    |
| Recommendation:             | Approve         |
| Date:                       | 23 October 2024 |
| Earliest date for decision: | 19 August 2024  |

|                           |                                                                                     |
|---------------------------|-------------------------------------------------------------------------------------|
| Recommendation agreed by: |  |
| (Authorised Officer)      |                                                                                     |
| Date:                     | 23/10/24                                                                            |