

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242175
Site Address:	1 Hindhead Road, Earley, Wokingham, RG6 5ST
Expiry Date:	22 October 2024
Site Visit Date:	17 October 2024
Proposal: Householder application for the proposed single storey front extension, single storey rear extension. Plus, changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Locations (Earley)
Landscape Character Assessment Area

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 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 CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
231770	Householder application for the proposed single storey front infill extension and single storey rear extension along with changes to fenestration.	Approved 12/09/2023
241785	Application for non-material amendment to planning consent 231770 to change the flat roof of the front extension and porch canopy to a pitched roof.	Withdrawn 07/08/2024

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council raise no objection to the application
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on the application and has raised the following objections: • The proposed extension will impact upon privacy and the new kitchen will overlook their garden (No. 50 Hartsbourne Rd), kitchen area and hallway. <i>Officer comments: This will be assessed within the main report.</i>

APPRAISAL

Description of Proposed Works:

This application seeks permission to erect a single storey front extension (2.9m x 5.6m) to the dwelling to extend the hallway and provide an office room. To erect a single storey rear extension to the dwelling (3m x 7.3m) to provide a kitchen and dining area. Plus, changes to fenestration.

This application features the same proposal as application 231770 with the difference being that the roof style to the front extension will feature a pitched roof, as opposed to the flat roof proposed under the previous permission.

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:**Front Extension**

The proposed single storey front extension will provide an office room and extend the hallway, this extension is infilling 2.9 metres and will not project further forward than the existing building line. The front extension will comply with the Borough Design Guide (BDG) as it is single storey in nature and the building is set well back from the street frontage. For these reasons, the proposed front extension poses no harm to the character of the area.

Rear Extension

The proposed single storey rear extension does not adhere to R16 design principle within the BDG in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. But, given its proportionate scale and unimposing design, the extension would have an acceptable impact on the appearance of the dwelling and wider area. The proposed rear extension is single storey in nature and would not be visible from the public domain, and as such the visual effect of the extension poses no harm to the character of the area.

Fenestration Changes

The proposed changes to fenestration would see the door on the rear of the office room being replaced by a window to serve the new downstairs bathroom. This change to fenestration is to the rear of the property and therefore it poses no harm to the character of the area.

Neighbouring Amenity:**Front Extension**

The proposed single storey front extension would extend forward 2.9 metres up to and in line with the existing building line. The front extension is right on the neighbouring boundary with No. 3, but as this extension is single storey in nature and is positioned next to the neighbouring garage, there are no concerns relating to overbearing, overlooking or loss of light.

Rear Extension

The proposed single storey rear extension would extend 3 metres from the rear of the dwelling and would be single storey in nature. There are no windows proposed on the side of the extension facing neighbouring properties, no significant level changes between properties (inc. No. 50 Hartsbourne Road) and therefore there are no issues on neighbouring amenity terms through overlooking or loss of light especially given the ground floor nature of the proposal and existing intervening boundary treatments.

To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The development is set right on the boundary with No. 3 Hindhead Road, but an eaves height of 2.5 metres raises no concerns on neighbouring amenity terms relating to the issue of overbearing. Moreover, the proposed rear extension would be set approx. 2m away from the rear boundary with No. 50 Hartsbourne Road further mitigating any overbearing impact.

Fenestration Changes

The proposed replacement of the door to the office room with a bathroom window pose no harm to neighbouring amenities on the grounds of overbearing, loss of light, or overlooking.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion the implementation of a rear extension measuring 3 metres in depth would result in a conflict with this guidance as the remaining garden length would be reduced to 10 metres. However, considering that the plot is approximately 8.7 metres wide, there would still be an appropriate amount of garden space to facilitate the development, and it will not be detrimental to the enjoyment of the current and future occupiers.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	21 October 2024
Earliest date for decision:	17 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	21/10/24