

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241826
Site Address:	45 Amber Close, Earley, Wokingham, RG6 7ED
Expiry Date:	16 September 2024
Site Visit Date:	14 August 2024
Proposal: Householder application for proposed single storey side and rear extension, followed by changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
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

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
971284	Proposed Erection Of 37 Dwellings Garages Parking Associated Works And Amenity Space	Approved 24/03/98

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

WBC Trees & Landscape: No objections
External
None consulted

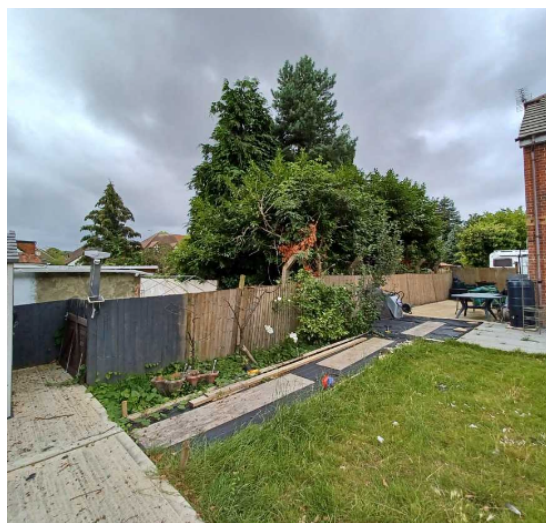
REPRESENTATIONS	
Parish/Town Council	Earley Town Council: No objections
Ward Member(s)	No comments received
Neighbours	43 Amber Close: Objects 1. To build rear extension, they will have to cut open a part of my fence which I would need my neighbour to reinstate correctly at their own cost to its original state and party wall agreement is made in-advance 2. Safety concerns with regards to construction/building materials falling on my side of the house 3. Neighbour applicant has been allocated one car park which is just right in front of our house front Door (43 Amber Close). It to be only used for either as car park or access to the neighbour property, not to dump construction or building material. Creates safety issues for us getting in and out of our house. 4. Builders vehicles not to block our car driveway and considerate immediate neighbours Officer response: 1. Party wall agreement informative will be part of decision notice. 2. Not a material planning consideration, a civil matter 3. Not a material planning consideration, a civil matter 4. Not a material planning consideration, a civil matter

APPRAISAL
Site Description: Two storey semi-detached dwelling 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 Borough Design Guide states “*side extensions should not project forward of the building line on the street frontage(s)*” and “*a gap should be retained between the building line and the site boundary and this should be a minimum of 1m in width*”. The side extension would not project forward of the building line and approx. 1.20m the side boundary, thus complying with the BDG. Given the nature of the application site, it would not be very visible within the cul-de-sac and would not harm the street scene.

The rear extension does not exceed the recommended 4m depth for extensions advocated within the BDG (rear extension 3m in depth). The host property has a very spacious garden to accommodate for such size extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure. The side/rear extension would be approx. 1.20m from 333, 335 & 339 Wokingham Road rear fence, thus complying with the BDG. Furthermore, the separation distance from the side/rear of the extension and rear of 335 & 337 Wokingham Road would be over 35m, thus complying with the 12m separation distance set out in the BDG as minimum for flank wall to rear separation distances. Also, along the rear boundary of 335 Wokingham Road, there is mature and established trees/vegetation acting as natural screening.



However, the single storey rear extension would be up to the boundary of the 43 Amber Close, thus not complying with the BDG. It is noted that the existing property is already up to the boundary of the no.43. As such, an extension that does the same would not result in harm to the character of the area despite not being completely in accordance with the Borough Design Guide.

The BDG also states the minimum separation for rear to rear is 22m, the separation distance between rear of 45 Amber Close and 7 & 8 Lambourne Garden is approx. 19.25m. However, given it's only a single storey and the rear fence would screen the proposal, it is considered acceptable in this instance.

The materials are to match the existing, thus in keeping with the existing characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: A window will be added to the front and will overlook onto a side of garage, thus no harmful overlooking.

On the side elevation, 2 windows will be added. The shower room window will be obscured glazed. Both windows will be screened by the side fence as well as mature and established vegetation of significant height acting as natural screening, preventing overlooking. The window and bi-folding to the rear will be screened by the rear fence, preventing overlooking.

Loss of Light/Overbearing: Given the extension is only single storey it will not result in harmful loss of light or considered to be overbearing.

Highway Access and Parking Provision: The proposal will result in additional habitable rooms. On the basis of a single garage and driveway parking for two vehicles being retained, the level of parking meets WBC parking standards for this development. It is recommended that the garage is retained for parking at all times.

Landscape and Trees: The site is the corner plot of a cul-de-sac, on a maturing housing estate. Trees and hedging in neighbouring gardens can be seen over and around the house.

The neighbouring trees will not be unduly impacted by the built form as they are not proximate.

The proposal is for a single storey addition located away from public realm views. It will not obscure green backdrop, or otherwise harm the character of the estate.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	12 August 2024
Earliest date for decision:	13 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.09.2024