

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242861
Site Address:	Jalens, Nine Mile Ride, Wokingham, RG40 3LU
Expiry Date:	31 January 2025
Site Visit Date:	15 January 2025
Proposal: Householder application for the proposed first floor extension (second bedroom plus shower room).	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Countryside
Local Wildlife Site
Thames Basin Heaths SPA Mitigation Zones
PRoW Within WB Consultation Zone
Green Routes and Riverside Paths Consultation Zone
CLH Oil Pipeline Consultation Zone
Local Wildlife Sites Consultation Zone

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 CP11 – Proposals Outside Development Limits
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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
050190	Proposed first floor side extension to dwelling.	Approve 21/10/2005
072826	Outline application for the erection of 3 detached dwelling with associated parking and access. Demolition of existing dwelling. (Means of Access, Layout and Scale to be considered).	Refused 02/10/2007
041906	Proposed erection of a detached garage/workshop with store in roof space.	Refused 02/02/2007
090737	Retrospective application for the conversion of garage into bedroom to form annexe (variation to condition 2 of planning consent 1993/72).	Withdrawn 25/08/2009

CONSULTATION RESPONSES
Internal
WBC Highways – No objection WBC Ecology – No objection, subject to conditions
External
None Consulted

REPRESENTATIONS	
Parish/Town Council	Wokingham Without Parish Council had no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The site relates to a two storey detached dwelling in Wokingham Without. The site is located along the B3430. The immediate surrounding area consists of other residential properties which have differing architectural styles creating a varied street scene. The properties are surrounded by woodland to the rear (Bramshill Forest and Gorrick Plantation). The site has a modernised façade with a combination of white render and light coloured brickwork with large symmetrical windows. The site has a gable roof formation, with a flat room on the single-storey elements of the dwelling. The property features a spacious driveway enclosed by a wooden fence and gated entrance, providing privacy and security. The rear of the site benefits from a paddock and spacious garden with patio area. The site backs onto Bramshill Forest.

Proposal: This application proposes a first floor extension which measures a maximum of 6.7 metres in width, 9.17 metres in length and 4.25 meters in total height. On the front elevation, the proposal would introduce a 'cat slide' roof incorporating a front facing dormer.

Principle of Development: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled.

Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

The policy goes on to state 7 exceptions where development will normally be permissible in the countryside. Exception 4 of CP11 focuses on residential extensions and states:

In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

As such, it needs to be assessed as to whether the proposal would comply with the above to help understand if the development would be in keeping with the character of the countryside area.

Para 8.5.4 of the Borough Design Guide, which focuses on extensions and additions states that guidance on replacement dwellings in the countryside is also applicable. Here, it gives a 50% increase in volume as being a benchmark figure.

The proposed development represents an addition of 24.14% onto the original dwelling, which is considerably below the 50% benchmark figure. This proposed addition does not result in inappropriate increases in the scale, form or footprint of the original building existing dwelling and it would not have any adverse impact upon the countryside. The proposal is therefore considered compliant with policy CP11 in this respect and therefore in principle, the development is acceptable.

Character of the Area: The site is located within the countryside. The proposed first floor side extension create 2 new bedrooms and a shower room.

The extension will be built over the garage/ playroom and measure approx. 6.7 metres in width, 9.17 metres in length and 4.25 meters in total height.

The materials used for the extension will be cement/ sand render to matching the existing dwelling as well as concrete interlocking roof tiles with plain tile hanging or timber boarding to match the existing roof.

The proposal will have a pitched roof 'cat slide' formation with a dormer window on the front (south) elevation to serve bedroom 4. The proposed roof also includes a single storey element on the front elevation by which the roof will project forward of the front wall by 1.5 metres, giving an 'overhanging' effect. This roof will cover 3.6 metres of the existing dwelling from the existing eastern side first floor wall. Overall, given that the proposed new roofline would be set down from the existing roof ridge and that the extension is mostly contained within a pitched 'cat slide' roof formation, the proposal would still appear as a subservient addition to the host dwelling despite its considerable width.

As well as the dormer window, proposed fenestrations include one window on the rear (north) elevation to serve bedroom 3. All fenestrations will be UPVC to match the existing fenestration.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on first floor side extensions which relate to design and scale. It states the following:

- *Maximum eaves and ridge height should be no more than those of the existing property.*
- *A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width.*
- *Side extensions should not generally project forward of the building line on the street frontage(s).*

A gap of 2.15 meters will be retained between the boundary and building, exceeded the 1m minimum distance recommended. The extension will not project forward of the building line of the main dwelling. The proposed development does not exceed the maximum ridge or eaves height of the existing property measuring 0.6m below the ridge height at the highest point of the proposal. Consequently, the development complies with the BDG and is acceptable in terms of design and scale.

Within the vicinity, there are a variety of different roof types including pitched, hipped and gable therefore the pitched roof will not appear out of character even though the style of proposed roof differs from the existing dwelling. Maloja is an example of a property with first floor dormer windows on the front elevation. Although there isn't a direct example of first floor side development, surrounding dwellings are majority two-storey and are unique in size and design, therefore the proposal will not have a significant impact on the character of the area in accordance with policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposal does not include any side windows and due to the relatively large plot of site is on and there being no opposing dwellings as to the rear of the site is woodland, there are no concerns of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of Red Gables. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The proposal is modest, lies within the footprint of the dwelling and enough of a distance (2.16 metres) will be retained between the proposal and eastern boundary with Red Gables therefore there are no significant concerns of the proposal appearing overbearing to neighbouring properties.

Highway Access and Parking Provision: The proposal will result in additional habitable rooms. A parking plan was provided by the applicant.

The Council's Highways Officer has reviewed the plans and concluded that the existing driveway has parking for at least three vehicles, and this will be retained. The level of parking meets WBC parking standards and is therefore considered acceptable to serve the development.

Ecology: The site is located in a potential bat roosting area. As such, a bat survey is required for applications that involve roof modifications or demolition. This is the case here in that roof modifications are proposed.

A Preliminary Roost Assessment Plan and report have been submitted to support this planning application which has been reviewed by the WBC Ecologist. Whilst the WBC raised some concerns with the ecological submission (as within it refers to an Ecological report carried out in 2005 for a previous planning application at the site which was not completed in line with best guidance).

Overall, the Ecologist agreed with the Preliminary Roost Assessment conclusion that the house currently has negligible bat roost potential. However, a condition is recommended that a biodiversity friendly external lighting strategy and scheme of biodiversity enhancements are secured via condition. The Ecologist has recommended that the biodiversity enhancement details are submitted for approval prior to commencement of the development. However, this is not considered a necessary trigger, and instead the details can be submitted before development goes above foundation level.

Subject to conditions, the development complies with policies CP7 and TB23.

Conclusion: Subject to conditions, this application is acceptable and 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:	30 January 2025
Earliest date for decision:	3 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/01/25