

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242815
Site Address:	49 Hyde End Road, Shinfield, Wokingham, RG2 9EP
Expiry Date:	17 January 2025
Site Visit Date:	10 January 2025
Proposal: Householder application for the single storey front extension & two storey side extension following demolition of the existing single storey side porch. Extension of current driveway in front of dwelling.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Dev. Location (Shinfield)
Landscape Character Assessment Area
Local Plan Update Submitted Sites

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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions. *Officer comments: This will be assessed within the main report.*

WBC Ecology – No objection subject to conditions.

External

None

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council do not object to the application, however, they would like it noted that the property sits within the DEPZ.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension to provide a porch. A two storey side extension which would provide a reading area and living room at ground floor level and two bedrooms at first floor level, following the demolition of the existing single storey side porch. Plus, changes to fenestration and the extension of the driveway in front of the house.

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 would have a pitched roof joining to the host dwelling. The front extension would comply with the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension would only project forward 1.5 metres. As such, it is deemed that the front extension poses no harm to the character of the area.

Side Extension

The BDG states that “side extensions should not project forward of the building line on the street frontage(s)” and “side extensions should be set back from the building by at least 1m, with a lower roof line and should be set at least 1m from the plot boundary”. The proposed two storey side extension is set back 0.35 metres from the front of the

dwelling at first floor level and the ridge height is set down by approximately 0.15 metres. Additionally, the side extension is set 1.1 metres from the boundary with the neighbouring property.

Whilst not fully complying with guidance in the BDG and considering that the proposed extension would be wider than the host dwelling, no significant harm to its character and appearance would occur given the spacious nature of the plot, the marginal set-down/set-back arrangements and the considerable separation distance provided between the front of the property and the adjacent roadside. Moreover, the immediate surrounding area is characterised by residential property of varying sizes, widths and architectural styles. It is therefore considered that the side extension which extends 4.75 metres from the side of the dwelling poses no significant harm to the host property nor that of the character of the area.

Changes to Fenestration

The only proposed change to the fenestration will see a new window inserted on the rear elevation at first floor level to serve a new bathroom. The window will be obscured glazed, and it is not deemed that it will impact upon the character of the area.

Extension to Driveway

It is proposed that the driveway would be extended in front of the dwelling to provide some additional space for parking. It is not deemed that an extension to the driveway would impact upon the character of the area.

Neighbouring Amenity:

Front Extension

The proposed single storey front extension would extend 1.5 metres from the front of the dwelling, and it is single storey in nature. There are no windows proposed on the side of the extension and therefore there are no issues relating to overlooking or loss of light. The front extension is set approximately 2.5 metres from the boundary with the neighbouring property, and therefore it is not deemed that the front extension would have an overbearing impact.

Side Extension

The proposed two storey side extension is set 1.1 metres from the boundary with the neighbouring property. The side extension does not project further forward or backwards from the building line of the neighbouring dwelling, it is instead aligned with the side of the neighbouring dwelling. As such, there are no concerns on neighbouring amenity grounds relating to loss of light or overbearing. With respect to overlooking, a window is proposed at second floor level on the side elevation. This window would not serve a habitable room, it serves the loft space and will allow natural light into this space. However, due to the window's location, it has the possibility to allow overlooking into the neighbouring rear garden, and therefore a condition is recommended to ensure that this window is obscure glazed and non-opening below a height of 1.7m above the finished floor level.

Changes to Fenestration

The proposed new first floor bathroom window on the rear elevation would be obscured glazed. The outlook from this window is down the length of the rear garden and it is not considered that it would introduce any overlooking concerns.

Extension to Driveway

The proposed driveway extension would have no impact on neighbouring amenities.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Flooding and Drainage:

The WBC Drainage officer has no objection to the proposal subject to a condition requiring details of the drainage system for the site to be submitted prior to construction starting. EA mapping shows that the site is located in flood zone 1 and is at a low risk of surface water flooding. It is therefore considered too onerous and unreasonable to attach a condition requiring drainage details to be submitted. Accordingly, this condition is not recommended.

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, CT6

Officer recommended non-standard conditions: None

Consultee recommended conditions: Bat Licence, Works in Accordance

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	17 January 2025
Earliest date for decision:	28 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	17/01/25