

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242347
Site Address:	1 Diamond Villas, Ward's Cross, Hurst, Wokingham, RG10 0DG
Expiry Date:	21 November 2024
Site Visit Date:	20 September 2024
Proposal: Householder application for the proposed erection of a two storey side extension, first floor rear extension, single storey rear extension and loft conversion to habitable accommodation facilitated by the erection of 1no. rear dormer.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Green Routes and Riverside Paths
Affordable Housing Thresholds
Areas of Special Character – **Hurst Village Centre**
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – **Hurst (Limited Development Location)**
Great Crested Newt Consultation Zone – **Amber Risk Zone**
Landscape Character Assessment Area
SSSI Impact Risk Zones
Green Routes and Riverside Paths 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 CP6 – Managing Travel Demand 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document

	CIL Guidance + 123 List
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PLANNING HISTORY

Application No.	Description	Decision & Date
211871	Full application for the proposed erection of 1 no. end of terrace dwelling, plus the erection of a single storey rear extension following demolition of existing lean-to and loft conversion to create habitable accommodation to existing dwelling.	Refused 09/08/2021

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information (see main body of report)
WBC Landscape and Trees – No objection subject to condition(s)
WBC Built Heritage Officer – Concerns over scale and design of extensions proposed
WBC Ecology – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site consists of a two storey end of terrace dwelling located on Wards Cross, Hurst. The dwelling forms part of a historic Victorian terrace in the centre of Hurst Village Centre, a locally designated Area of Special Character.

Proposal Description:

This application seeks approval for the proposed erection of a two storey side extension, first floor rear extension, single storey rear extension and loft conversion to habitable accommodation facilitated by the erection of 1no. rear dormer.

Revised plans were received on 31st October 2024 which amended the following:

- The elevations of the two storey side extension have been updated to better reflect the architectural form of the existing terrace (brick string courses and diaper patterns, bay window etc).

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:

Policy TB26 of the MDD Local Plan states that planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.

The proposed two storey side extension would have a gable roof form and would comply with the Borough Design Guide in that it would be set down from the dwelling's main ridge line and set back approximately 3.2 metres from the dwelling's principal building line.

Concerns have been raised by the Built Heritage Officer that the scale and form of the side extension proposed harms the setting of the terrace and subsequently the Area of Special Character. Whilst these are noted, positive discussions have been engaged in with the planning agent in order to secure revisions and ensure that the extension more positively reflects the architectural form of the host dwelling/terrace. These revisions consisted of incorporating architectural features that mirror the form of the Victorian terrace it would be attached to, including lighter brick string courses and diaper patterns, plus a hipped roof bay window that reflects the form of those existing.

The side extension is very well set back from the dwelling's principal building line and benefits from screening to its immediate west. Its form would not be visually dominating within the street scene, nor would it harm the symmetry of the Victorian Terrace. Views of its form would be fleeting from vehicles and pedestrians would view an extension that can be read separately from the terrace's historic form but is designed in a way to mirror its important architectural features.

Overall, it is considered that the side extension would have an acceptable impact on both the setting of the Victorian Terrace and the Hurst Village Centre Area of Special Character.

Turning to the first floor rear extension, it would have gable roof form and would be

legibly set down from the dwelling's main roof ridge line. Its form would also be almost completely obscured from public viewpoints by the form of the proposed side extension. Overall, its form is modest and is reflective of other notable extensions to the rear of other terrace properties forming Diamond Villas.

The proposed single storey rear extension would have a flat roof form and would protrude between approximately 3.4 and 5.8 metres from the rear of the dwelling. Its form would be completely obscured from any public viewpoints and is a modest addition to the dwelling. Overall, it would have an acceptable impact on the character of the area.

The proposed second floor dormer would have a flat roof form and would comply with the Borough Design Guide in that it would be set back from the sides and ridge line of the main dwelling roof. Its form would largely replicate that of the adjoining no.2 Diamond Villas' rear dormer and its form would be well screened from the roadside. Overall, it would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The first and second floor rear fenestration proposed would overlook the site's 25 metre deep rear garden which is acceptable. The front fenestration proposed would maintain the same outlook as the existing terrace which is also acceptable.

No first or second floor side windows are proposed.

Loss of Light & Overbearing:

The only increase in two storey built form to the rear is to the north/west, thereby not affecting no.2 Diamond Villas. The roof form would be altered from a mono-pitch to a gable but this minor massing increase would not result in any adverse loss of light or overbearing impacts onto no.2.

The single storey rear extension is relatively modest in both depth and height, maintaining between 0.6 and 0.3 metres from the boundary with no.2 as the boundary tapers eastwards. Combined with the generous depth of the properties' gardens, there are no adverse loss of light or overbearing impacts in relation to this element of the scheme.

There are no further concerns on these grounds due to the spatial relationships with the other surrounding neighbours.

Highway Access and Parking Provision:

The proposal will increase the numbers of habitable rooms from 5 to 8. Two driveway parking spaces of dimensions 4.8m x 2.4m are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Village location will require three parking within the red line boundary. Each parking

space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway can accommodate two driveway parking spaces of suitable dimensions by utilising the existing dropped crossing. WBC Highways have requested the provision of a third parking space but this is not considered necessary to make the scheme acceptable as 1) it would require physical alterations to the scale of the extensions and 2) the site is located within settlement limits where there are amenities/sustainable transport options within walking distance.

Amenity Space:

The proposals would not harm the usability of the site's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. There are therefore no flood risk concerns.

Landscape and Trees:

The proposed development is within the RPA of a handful of TPO Cypress and Privet Trees within the adjoining The Old Posting House's rear garden.

This application is supported by a BS 5837:2012 Tree Survey (Urban Tree Experts, ref: PB/5837-24/07.09). WBC Landscape and Trees have confirmed that less than 20% of the trees' RPAs would be directly impacted by built form, this accords with the BS5837:2012.

Site specific atypical foundations for development that falls within the RPAs will be required and will be secured via conditions in the form of an Arboricultural Method Statement, Scheme of Works and foundation details.

Ecology:

The application is accompanied by a preliminary bat roost assessment (Urban Tree Experts, 19 September 2024, Ref: SPH/NP/PEA-24/10.09). The report concludes that the building's suitability to support roosting bats was assessed and no potential roost features were identified during the preliminary inspection. When combined, the lack of features, along with the data from the desk top study results in the property being characterised as having negligible potential to support roosting bats.

As such, no further survey action is required. The standard bat informative will be added to the decision notice as a precaution.

The site is also located within an Amber Risk Zone for Great Crested Newts (GCN). The modest scale of the development is unlikely to result in any adverse harm to this protected species but as a precaution, the standard GCN informative will be added to the decision notice as a precaution.

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:	Yes
Recommendation:	Approval
Date:	14 November 2024
Earliest date for decision:	4 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.11.2024