

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242524
Site Address:	55 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN
Expiry Date:	3 December 2024
Site Visit Date:	22 October 2024
Proposal: Householder application for proposed two storey rear extension, including the erection of 2 No dormers and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Earley

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
081495	Proposed full application for the erection of ground floor front and side extension to form garage plus ground floor rear extension and conversion of loft space into living accommodation.	02/06/2008 Approve

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	• Earley Parish Council requested an extension for comments until 7th November. • Earley Parish Council raised no objection to this application subject to the following condition that the new dormer windows shall be fitted with obscured glazing and shall have no opening lights below 1.7m above floor level.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a 1950s detached chalet bungalow in Earley. The immediate surrounding area is characterised with detached and semi-detached dwellings which vary in shape, size and design creating a diverse street scene. All dwellings are set back from the street line by traditional features including private driveways and well-maintained front lawns with a variety of small vegetation, adding to the pleasant suburban environment. The street is relatively narrow, the pedestrian highway is lined with various grass patches, separating it from the main highway.

The sites façade is adorned by red facing brickwork with unique white brick detailing which creates a visually compelling contrast. The site has a gable roof formation with dormer windows on both side elevations and a chimney. The site benefits from a gravel driveway which can accommodate multiple vehicles, a small front lawn and garage, which is attached to the main dwelling. The front of the property is separated from the highway by a small wooden wall and brick pillars with large bushes on the western boundary. The rear of the property benefits from a large garden with boundary fencing and a variety of trees and bushes.

Proposal: This application proposes a two storey rear extension which will measure 8.7 meters in width, 4 meters in length and 5.73 meters in height, as well as the erection of 2 new dormer windows.

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 surrounding area is diverse and there are various examples of development within the street. The development proposes a two-storey rear extension create an open-plan downstairs living dining area and 2 side dormer windows to serve 2 bedrooms, one on either side elevation of the existing dwelling. The rear extension will measure 8.7 meters in width, 4 meters in length and 5.73 meters in height (ridge height). The proposals roof will have a gable formation to match the existing dwelling and will have the same chalet bungalow design. The materials used for the development will be brick and block to match the existing as closely as possible, plain tiles for the roof to match the existing as closely as possible and white uPVC windows to match the existing windows. The existing dwellings unique design in brickwork will be replicated as much as possible throughout the extension.

The development will also include wide bi-fold doors on the ground floor of the rear extension and a window on the first floor rear elevation to serve the new bedroom.

Rear Extension:

The Borough Design Guide (BDG) provides guidance for rear extensions in terms of their shape and design:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a side boundary.
- The side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours.
- Maximum eaves and ridge height should be no more than those of the existing property.

The extension does not project further than 4 meters from the main rear wall and does not project higher than the ridge height of the existing dwelling. The proposal will not have any side windows, only one window on the rear, to ensure neighbours privacy is not impacted. As a result, the development is modest and complies with the BDG making it acceptable in terms of shape and design.

Within the vicinity, there are multiple examples of various types of rear development, including both single and double storey. No. 59 Sutcliffe Road has a two-storey rear development, showcasing that the development would not be out of character for the area in accordance with CP3 of the Core Strategy.

Dormer Windows:

The Borough Design Guide (BDG) provides some guidance on dormer windows which relate to design and scale. It states the following:

- Loft conversions and dormer windows should not project above the existing ridge line.
- Dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof.
- Dormers should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions.

The dormer windows are set down the from the existing ridge line and are set in from

both sides of the roof. The dormer will propose a gable roof formation to match the existing dormers. The materials used will match the existing dwelling and the windows are well positioned and in line with the existing dormer windows. As such, the proposal is modest and acceptable in terms of scale and design. The existing dwelling already has 4 dormer windows therefore adding 2 more will not have a significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development does not acquire any additional windows on either side of the extension, therefore overlooking neighbours either side will not be a concern (regarding the rear extension). However, there will be a rear window facing the garden and opposing properties garden (548 Wokingham Road). Having measured the rear-to-rear distance between both dwellings (83 meters) which exceeds the 22 meter minimum distance, therefore making the window acceptable.

As for the dormer windows, the original plans did propose an overlooking concern, the dormers looked directly into each neighbouring garden having significant impacts on both neighbours' privacy (53 and 57 Sutcliffe Avenue). However, it has been agreed, with revised plans, that the dormer windows will be obscurely glazed and have an opening above 1.7 meters to protect the amenity and privacy of the neighbouring properties. These amendments will be conditioned allowing the development to be deemed acceptable.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of both 53 and 57 Sutcliffe Avenue. In both instances, 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 proposed development is also modest in relation to size and shape therefore will have little impact in terms of overbearing. There is a 2.3 meter gap between the proposal and boundary line with No.57. No.57 also has an outbuilding on the boundary between the development and the dwelling which will minimise the impacts of overbearing.

As for the western neighbour, No. 53, there is only a 0.78 meter distance between the development and boundary line, which doesn't meet the BDG guidance of a 1m distance between dwelling and boundary line. However, similarly to No 57, there is an outbuilding on the boundary which will minimise the impact of overbearing. As well as this, the dwelling is located 8.4 meters away from the boundary line. This distance is enough to minimise any potential overbearing caused to No. 53.

Highway Access and Parking Provision: The proposal will increase the number of habitable rooms. A parking plan was provided showing 3 parking spaces on the driveway and an extra one in the garage.

The councils Highways Officer reviewed the plan and concluded that the existing driveway has parking for at least 3 vehicles, this level of parking meets the WBC

Parking Standards for a property of this size and therefore is considered acceptable to serve the development.

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:	7 November 2024
Earliest date for decision:	30 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	07/11/24