

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242874
Site Address:	5 Dukes Wood, Crowthorne, Wokingham, RG45 6NF
Expiry Date:	8 January 2025
Site Visit Date:	5 December 2024
Proposal: Householder application for proposed two storey side extension and single storey rear extension along with changes to fenestration. Followed by the demolition of the existing garage.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location – Pinewood (Crowthorne)

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 Crowthorne Village Design Statement

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditons

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council reviewed this application and responded with no objection.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a detached two-storey dwelling in Crowthorne. The immediate surrounding area is characterised by other detached two-storey residential dwellings. Surrounding dwellings vary from chalet bungalows to large two storey properties with various different materials and roof formations, creating a diverse street scene. The street is wide and spacious, with dwellings set back from the highway by driveways and well maintained lawns with various types of greenery contributing to the street's suburban aesthetic.

The site's façade is made up of an aesthetic combination of red facing brickwork, white rendered walls and timber cladding. The front elevation features a symmetrical design with the windows being well aligned, adjacent to the front door is a distinctive circular window, adding a decorative and unique element to the property. The front of the site benefits from a paved driveway, capable of accommodating multiple vehicles which is flanked by a small well-maintained lawn which is bordered by mature trees and hedges. The site also benefits from side access to the rear and an external garage.

Proposal: This application proposes the erection of a two storey side extension which will measure approx. 3.6 meters in width, 9.6 meters in length and 8.3 meters in height, following the demolition of the existing garage. As well as a single storey rear extension which will measure approx. 8 meters in width, 2 meters in length and 3.3 meters in height.

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 site is located within a residential area, with a varied street scene.

The proposed two storey side extension will create a garage and utility room on the ground floor and bedroom, ensuite and expand the existing master bedroom on the first floor. The single storey rear extension will create an open plan kitchen/ diner with seating area. The materials used will be brick and block cavity wall construction, facing brickwork to match the existing and areas of new dark grey timber effect cladding to the front and side of the dwelling. The roof will be a pitched formation on the side

extension and flat on the rear, tile on felt and batten timber roof construction with the tile style and colour to match existing will be the materials used. The roof will include 2 Velux windows which will serve the staircase.

Proposed fenestrations include a

Two-storey Side Extension:

The proposed two storey side extension which will measure approx. 3.6 meters in width, 9.6 meters in length and 8.3 meters in height, following the demolition of the existing garage. The development will include a variety of fenestrations including a new window and new garage door on the front elevation, 2 side windows on the north side elevation and a new door and 2 new windows on the rear elevation.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on two-storey 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).*

The proposal aligns with both the ridge and eaves height of the existing dwelling, it does not exceed the height of the existing dwelling, neither does the development protrude forward of the building line. A distance of 1.1 meters will be retained on the north boundary side, with no. 7 Dukes Wood with sufficient visual separation between the dwellings, as a result the development is modest and complies with the BDG guidance.

Within the vicinity, although there may not be an example of a development similar to the proposal, there is an example of side development at no.7 Dukes Wood. The proposal will be a similar height to the existing and surrounding dwellings therefore will not have a significant impact on the character of the area in accordance with policy CP3 of the Core Strategy.

Rear Extension:

The proposed rear extension will measure approx. 8 meters in width, 2 meters in length and 3.3 meters in height. Fenestrations include bifold doors, a door on the north side elevation and window.

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

- *Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The rear development will project 2 meters away from the existing rear wall and the height does not exceed the existing eaves height. The eaves height of the development measures 2.65 meters which does not exceed 3 meters within a 2m boundary. Therefore, this development is modest and compliant with the BDG.

There are a variety of examples of rear development in the area, no.8 and no.19 Dukes Wood are examples of rear development in the area. As well as this, the development will not be visible from the street scene, having minor impact on the character of the area in accordance with policy CP3 of the Core Strategy.

Fenestration Changes:

Along with both developments, this application also proposes changes to existing fenestration on the rear elevation. The small window on the first floor rear elevation which currently serves the WC will be removed and filled in with brickwork.

Neighbouring Amenity:

Overlooking:

The front elevation will include a window on the first floor to serve the master bedroom expansion. The window will look out onto the street and onto the front of the opposing property no. 12 Dukes Wood. There is a distance of 33.4 meters between the window and opposing property. This distance is large enough to reduce any opportunities of overlooking into habitable rooms of no. 12 Dukes Wood, therefore the window is acceptable.

The side north elevation proposes a small window on the first floor to serve the ensuite and window on the first floor to serve the utility room. The ground floor window will look out onto the boundary fence, there are no significant concerns of overlooking from this window. The window on the first floor will be obscurely glazed and have a high level opening, this minimises any opportunities for overlooking, making the window acceptable.

On the rear elevation, all windows will look out into the rear garden of the site. The BDG (Figure 4.25) states there must be a 22m rear to rear distance between opposing dwellings. There is a 30 meter distance between the proposed windows and opposing dwelling (10 Wiltshire Avenue), as a result the windows are acceptable and there are no concerns of overlooking on the rear elevation.

There will be no changes to the south side elevation.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 7 Dukes Wood. 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.

The same test was carried out for no. 3 Dukes Wood. This was breached, however this test was breached by the existing dwelling rather than the development therefore the proposed single storey rear development will not have a significant impact on the light received by neighbouring property no. 3 Dukes Wood.

Overbearing:

The rear development is single-storey and will be built away from both boundary sides therefore is not deemed to be overbearing to any neighbour.

Although the development is two-storey on the side, it is modest and complies with the BDG guidance. The recommended distance (Figure 4.25 on the BDG) between the development and boundary will be retained therefore there are no substantial concerns of the development being overbearing.

Highway Access and Parking Provision: The proposal will increase the numbers of habitable rooms from 6 to 8. A Parking Plan was provided by the applicant showing two parking spaces on the driveway and one in the proposed garage.

The Council's Highways Officer has reviewed the plans and concluded that according to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The Highways Officer has recommended a condition that the proposed garage is to be used for parking to ensure sufficient parking spaces will be provided, as shown on the parking plan.

Direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

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:	10 December 2024
Earliest date for decision:	5 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	10/12/24