

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241996
Site Address:	9 Wilderness Road, Earley, Wokingham, RG6 7RU
Expiry Date:	4 October 2024
Site Visit Date:	11 September 2024
Proposal: Householder application for the proposed single storey rear extension, plus garage conversion to habitable space and changes to fenestration. Erection of a proposed boundary wall, gates, and creation of a new access.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Landscape Character Assessment Area

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
12005	Demolition of existing workshop and conservatory and erection of two-storey extension and extension to the garage.	Approved 12/11/1979

CONSULTATION RESPONSES

Internal

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

External

None

REPRESENTATIONS	
Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application and their comments are summarised below: - The ground floor bathroom window is not suitable as this is the boundary wall of the house. The window would open straight into the neighbouring property which is a privacy concern. <i>Officer comments: The submitted block plan shows that the external wall of no. 9 is approximately 0.3 metres from the boundary with the neighbouring dwelling, additionally this window is at ground floor level and aligns with the neighbouring dwelling. It is therefore not deemed this window would impact upon privacy.</i> - The guttering needs to be redesigned to fit within their own land and not to overhang onto the neighbouring property. The garage wall if being demolished needs to be rebuilt in the same position so it doesn't encroach onto neighbouring land. <i>Officer comments: An informative is attached to the decision notice reminding the applicant that all development is to be entirely within the curtilage of the application site, and of the applicants need for compliance with the requirements of the Party Wall etc Act 1996.</i>

APPRAISAL
Description of Proposed Works: This application seeks permission for the proposed erection of a single storey rear extension that extends beyond the main rear wall of the dwelling by 4.8 metres, and this will provide a kitchen / family room. To convert the existing garage to provide a guest room / study, a bathroom and a store. The erection of a boundary wall, gates, and the creation of a new access. Plus, changes to fenestration. 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:

Rear Extension

The proposed single storey rear extension adheres to R16 design principle within the BDG in relation to separation distances as the proposal is set right 3.1 metres from the boundary with the neighbouring property. Additionally, given the proportionate scale compared to the host dwelling, and the unimposing design, it is considered that the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the extension is to the rear of the property where it would not be visible from the public domain which further demonstrates that there would be no harm to the character of the area.

Garage Conversion

The proposed conversion of the garage, which is an internal alteration, poses no harm to the character of the area.

Changes to Fenestration

The proposed changes to fenestration are on the side elevations of the dwelling and therefore it is not deemed that these would significantly impact the character of the area.

Boundary Wall and Gates

The proposed boundary wall and gates would be near identical to those approved under application 231806 for the neighbouring property no. 11 Wilderness Road. It is therefore not deemed that the proposed wall and gates would negatively impact upon the character of the area.

Neighbouring Amenity:

Rear Extension

The proposed rear extension would extend 4.8 metres from the main rear wall of the dwelling and would be single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is approximately 3.1 metres from the nearest side boundary and therefore there are no concerns on neighbouring amenity grounds relating to the issue of overbearing.

Garage Conversion

The proposed garage conversion poses no harm to neighbouring amenities.

Changes to Fenestration

A new window is proposed on the side elevation of the converted garage space, and this will serve a downstairs bathroom. Given that this window is for a bathroom it is likely that it will be obscure glazed. Additionally, this window will be aligned with the neighbouring dwelling, and it is not deemed that it will raise any privacy concerns.

On the other side of the dwelling, facing no. 7, a ground floor window is proposed to be removed, and two new first floor windows are proposed to serve en-suite bathrooms, following the removal of the existing bathroom windows. To avoid overlooking concerns, the two new en-suite windows will be conditioned to be obscured glazed and non-opening below a height of 1.7 metres.

Boundary Wall and Gates

The proposed boundary wall and gates would have no impact upon neighbouring amenities.

Residential Amenity Space:

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

WBC Highways:

The WBC Highways officer has no objection to the proposals subject to a number of conditions and informatives. One of the suggested conditions would require that visibility splays should be kept free of all obstructions to visibility above a height of 0.6 metres. Given that the gate is set back from the carriageway by 5 metres, there is a wide pavement in front of the access, and as the gates aren't solid and allow visibility through them, it is considered too onerous and unreasonable to attach a condition requiring any obstructions in the visibility splays to be at a maximum height of 0.6 metres. Accordingly, the condition is not attached.

Conclusion:

For the reasons stated 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: CG5, CH7
Conditions agreed: Not required

RECOMMENDATION	
Recommendation:	Approve
Date:	11 December 2024
Earliest date for decision:	30 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	11/12/24