

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242234
Site Address:	13 Headington Drive, Wokingham, RG40 1XB
Expiry Date:	Extended to 23 December 2024
Site Visit Date:	22/10/2024
Proposal: Householder application for the proposed demolition of existing garage and addition of two-story side extension with changes to front porch roof from hipped to gable and changes to existing fenestration.	

PLANNING CONSTRAINTS/STATUS

Major development location - Wokingham
Great Crested Newt Consultation Zone – Green Zone
Thames Basin Heaths SPA Mitigation Zones – 7Km

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 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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
051248	Proposed part 2 storey and part first floor side extension to dwelling. Demolition of existing	Approved

	garage.	06/02/2006
35116	Front porch	Approved 14/02/1990
O/24/69	Outline residential development	Approved 27/05/1970

CONSULTATION RESPONSES

Internal

None consulted

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 comprises a two storey detached house with detached side garage and a single storey extension behind it, located within a residential street in Wokingham. The immediate surroundings depict two storey detached/ semi-detached properties of similar style, with side flat-roofed garages. Many have been altered over time. There are examples of first floor side extensions (i.e. no. 3 Bowyer Crescent; nos. 6, 17, 21, 32 Headington Drive).

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 proposed addition of a gable roof to the front porch is considered acceptable and in keeping with the appearance of the host dwelling and street scene.

Following initial concerns raised by officers with regard to the design of the proposed extension, the proposal has been revised, so that the proposed two storey side extension (at first floor) is now set down from the main roof ridge line and set back from the main building line. The extension would be also set in from the shared boundary. These are all in accordance with the Borough Design Guide principles. The changes result in an extension that would appear clearly subservient to the host property, retaining the characteristic gap between dwellings, and therefore being in keeping with the character and appearance of the street scene. As such, overall the proposed development would be considered to have a positive impact upon visual amenity and local character.

Neighbouring Amenity:

Overlooking: the new windows in the front elevation would overlook the public road and the additional rear windows would have similar oblique views onto adjoining rear gardens which is commonplace within dense urban residential areas. No windows are proposed on the side elevation of the extension. As such, there are no concerns in terms of loss of privacy upon neighbouring amenities.

Loss of Light & Overbearing: the proposed two storey side/rear extension would be set in by approximately 0.95m from the side boundary shared with no. 11 Headington Drive and would not project significantly beyond the rear wall of this property (circa 1m), so that there would not be any overshadowing or overbearing impacts upon habitable spaces of this neighbouring dwelling.

Highway Access and Parking Provision:

The proposal will result in the loss of the existing garage, however there are 3no. parking spaces proposed within the front area of the property, and a revised plan has been submitted to show the parking spaces will utilise the existing dropped kerb. This is considered an adequate parking provision in accordance with the Council's parking standards. The proposed parking provision will be secured by condition.

It is noted that the proposed parking provision means that the entire front garden would have to be suitably paved to accommodate the parking spaces; however, this is not an uncommon arrangement with other properties already having hardstanding/gravelled front gardens, including no. 22 Headington Drive right across the application site.

Amenity Space:

The bulk of the proposal is towards the southern side of the existing dwelling, therefore the existing rear amenity garden will remain of an adequate size to accommodate typical garden activities.

Landscape and Trees:

There is an existing single small tree within the front garden of the site which has been confirmed will be removed as part of the proposals. However, the tree is not protected and is not considered to have any significant value within the street scene, so that no objections are raised to its removal.

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:	Approval
Date:	18 December 2024
Earliest date for decision:	24 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	19 December 2024