

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241880
Site Address:	6 Vickers Close, Woodley, Wokingham, RG5 4PA
Expiry Date:	3 October 2024
Site Visit Date:	3 September 2024
Proposal: Householder application for the proposed erection of single storey front extension, garage conversion to create habitable accommodation, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Woodley)
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2011/1651	Proposed retention of existing 7m amateur radio antenna. (Retrospective application).	C/A – 15/09/2011
F/2005/3909	Proposed single storey rear extension to dwelling.	C/A – 18/03/2005
12133	Semi-detached house and garage.	C/A – 13/12/1979

CONSULTATION RESPONSES

Internal

WBC Highways: Request further information before determination
WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a semi-detached dwellinghouse within a 1980s cul-de-sac off Herald Way, Woodley comprising a mix of semi-detached and detached two storey dwellings. The host dwelling sits on a staggered building line set back from the frontage with a drive and grassed area fronting the immediate street scene.

Proposal:

This application proposes the erection of a single storey front extension and the conversion of the existing integral garage to create additional habitable accommodation. The extension would enlarge the existing integral garage and porch with a total depth of approximately 1.8m, ridge height of 3.35m and width of 3.95m.

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.

Design and Character of the Area:

Vickers Close has a relatively uniform appearance, although frontages are slightly varied in terms of form and design with examples of integral garages and attached garages to the side of the dwellings as well as differing external materials and limited examples of deeper front protrusions. Within the wider surroundings there are more varied examples of single storey front extensions.

The Borough Design Guide SPD generally discourages large front extensions, however the overriding consideration in all cases will be impact on the street scene and local character. Following discussions with the applicant, revised plans were

submitted which reduced the total depth of the proposed extension from 2.3m to 1.8m.

While the proposal would result in a larger protrusion at the front than neighbouring dwellings on the cul-de-sac, its total depth respects the staggered building line of the dwellings on the south-eastern side of the street. Moreover, the proposal would remain well set back from the street and would not unbalance the site's frontage with the visual impact of the deep extension mitigated by the spacious setting at the front.

The total depth of the extension would not be dissimilar from other examples of front extensions within the wider estate. There are several examples of garage conversions within the area and the proposed fenestration would be proportionate in size to the existing. Moreover, all proposed external materials would match the existing dwelling while the pitched roof form would complement the main gable roof form, further mitigating the visual impact of the scheme.

Overall, the proposal would have an acceptable impact on visual amenity and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Due to the proposal respecting the shared building line with No.5 Vickers Close adjacent, and the sufficient separation distance between the proposed development and No.7 Vickers Close, approximately 2.05m, there are no concerns relating to potential impact on neighbour amenity in terms of loss of light, overbearing or overlooking impact.

Highway Access and Parking Provision:

The proposal involves the slight enlargement of the existing front drive to accommodate 2no. off road parking spaces, which is an improvement from the existing tandem parking arrangement. The proposal would create 1no. additional habitable room, which is not a significant change to the existing internal arrangement.

The Council's Highways Officer has reviewed the proposal and raised concerns with the existing dropped crossing being utilised for the proposed arrangement. However, following the reduction in depth of the proposed extension there would be sufficient space within the site for vehicles to manoeuvre safely. Moreover, there would be limited conflict when exiting the site due to the site's position on the quiet cul-de-sac off of the main street. Therefore, it would not be reasonable to request further works outside of the proposed scheme to facilitate the proposed parking provision.

Subject to conditions, the application is acceptable and is 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:	2 October 2024
Earliest date for decision:	16 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	02/10/24