

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243187
Site Address:	4 Mccraes Walk, Wargrave, RG10 8LN
Expiry Date:	23 May 2025
Site Visit Date:	11 March 2024
Proposal: Householder application for the proposed erection of a single storey side extension, single storey rear extension, loft conversion to create habitable accommodation including the insertion of 1no. dormer, plus the insertion of 11no. roof lights, part conversion of the garage and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
211431	Householder application for the proposed erection of single storey side and rear extensions and the insertion of 1 no. rear dormer to facilitate conversion of the loft to habitable accommodation, plus part conversion of existing double garage, addition of 11 no. rooflights and changes to fenestration.	Approved 05/07/21

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council: Objects The introduction of a large number of rooflight windows to the front elevation would introduce a design element that would be out of keeping with the existing street scene and the rear development element introduces an overbearing bulk and mass. Officer response: Addressed in report.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site consists of a large detached dwelling located on McCraes Walk, Wargrave. The area is characterised by a large variety of detached dwellings, however the relationship with the adjacent street Autumn Walk is within close proximity to the rear site boundaries of dwellings on the street.

The client has confirmed that the foundations seen during the site visit were for a retaining wall as they are digging down to level the site towards the back, so it's not part of this application

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 rear dormer would have a sloping mono-pitch roof and would comply with the Borough Design Guide in that it would be set back from the sides of the roof and from the elevation plans it appears the dormer would only be slightly set down from the ridge height of the host dwelling by a few centimetres. It is acknowledged that the amount of fenestration may appear excessive and slightly incongruous, however given its compliance with the Borough Design Guide as outlined above, its massing is not considered to be overly visually dominant as to adversely impact the character of the area and subsequently result in a reason for refusal.

Whilst there would be 6 rooflights on the front elevation which is acknowledged that the number of rooflights proposed is rather excessive, it is considered that due to the minimal increase in mass, they are not believed to adversely impact the character of the area as to warrant a reason for refusal.

The proposed side/rear extension would have a flat roof and protrude approx. 3.6m and 6.3m from the rear of the dwelling. As both sections would be screened from view from the street, they would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking: The rear dormer includes windows and most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the rear dormer and its oblique angle/view of 2 & 6 McCraes Walk. Thus, the rear windows would not cause any significant harm with regards to neighbouring amenities.

The site's topography dramatically slopes to the rear of the site, with the adjacent no.21 Autumn Walk's primary habitable windows being only approximately 16.2 metres away from the rear fenestration on the dormer. The Borough Design Guide outlines that second storey fenestration must retain at least a 30 metre distance between adjacent neighbour's habitable rooms, which is clearly not the case in this instance. It is therefore considered that the proposed fenestration in the rear dormer would result in an unacceptable overlooking impact onto no.21 Autumn Walk. Despite these concerns, the applicant's fallback position must be acknowledged. Based on the specifications of the dormer proposed, it falls within the parameters of benefiting from permitted development rights under Schedule 2 (Part 1) (Class B) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The materials proposed may not match that of the host dwelling and therefore is not

fully compliant with the conditions of Class B, but as there are no objections regarding the materials, the Local Authority has no alternative but to approve the scheme due to the presence of a sufficient fallback position, despite the conflicts with policy outlined above.

Loss of Light: As shown on plan 20/35 T105, the proposal would comply with BRE guidance, therefore resulting in no harmful loss of light for No.2 McCraes walk, that is the door to the utility room.

However, there is potential concern with regards to loss of light to living room of No.6 McCraes Walk. Whilst a line of 45* degrees would marginally be breached as a result of the extension, the 45* degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach is considered minimal and only a limited amount of light would be lost to a full height patio window of the living room. Whilst it's acknowledged some loss of light will occur. It's considered not to be a reasonable reason to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light.

Overbearing: The side/rear extension may exceed the Borough Design Guide's recommendations in terms of depth in some parts, however the sufficient separation distances prevalent from the site boundary with the adjacent neighbours mitigates these concerns.

The other proposals pose no additional overbearing impact.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Highway Access and Parking Provision: The proposal will result in additional habitable rooms and part conversion of the garage. The retained garage is considered suitable for cycle storage.

The submitted drawing indicates existing driveway parking for a minimum of three vehicles. The level of driveway parking meets WBC parking standards and is therefore considered acceptable to serve the development.

Landscape and Trees: The site is located on a cul-de-sac of similar style dwellings, set back within their plot and with verdant front gardens and boundaries. No.4 and both neighbouring houses are on raised sites. Tree Preservation Order (TPO) 110A/1976 on T7 and T8, being 2 x copper beeches has been served on trees at the front of the site. T7 was given consent for removal in August 2023, as it was considered dead/dangerous. The consent required that the tree be replaced with another copper beech.

The removal of a TPO is not entirely relevant to this permission as it has consent for removal/replacement. The replacement of the TPO tree cannot not be conditioned in

this application – it is a separate matter. It would not be reasonable to require a new tree to be planted unless the development caused the loss of a tree, which in this instance is not the case.

Ecology: The Preliminary Roost Assessment submitted concludes that (see extract below). There are no ecological objections provided Informative I17 is included in the planning decision notice.

6.2.2 The survey findings demonstrate that these proposals are highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.

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:	Approved
Date:	23 May 2025
Earliest date for decision:	24 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23 May 2025

