

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242059
Site Address:	74 Mill Lane, Earley, Wokingham, RG6 7JE
Expiry Date:	10 October 2024
Site Visit Date:	30/04/2024 – See PA:241054
Proposal: Householder application for the proposed two storey rear and side extensions, single storey front extension, a loft conversion with rear dormer extension to create habitable accomadation and changes to fenestrations.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- 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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
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241054	Householder application for proposed loft conversion to create habitable accommodation with a rear facing dormer, two storey side extension , two storey rear extension , single storey front extension with changes to the fenestration following the demolition of the existing store	Refused, 19/06/2024
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CONSULTATION RESPONSES

Internal

WBC Highways – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – <i>‘ETC raises no objection to this application subject to WBC imposing the following condition that the window to bedroom 2, in the flank wall of the proposed side extension, overlooking 76 Mill Lane, shall be obscured glazing, unless otherwise agreed in writing by WBC, to protect the amenity of the neighbouring property, pursuant to Policy CP3.’</i>
Ward Member(s)	No comments received
Neighbours	32 Easby Way – The following concerns have been raised: - Potential overlooking towards the rear boundary of no.76 Mill Lane. - The proposed ‘bedroom 2’ would gain a ‘right to light’ and impede any extensions to neighbouring properties. <u>Officer comment:</u> <i>Each planning application is assessed on its own merits and level of acceptability.</i>

APPRAISAL

Site Description and Proposed Development:

The application site is located on the western side of Mill Lane and comprises of a two storey, semi-detached property. The properties within the immediate locality, are detached and semi-detached dwellings set-back from the road with parking areas and soft landscaping to the front.

This application is a resubmission of a similar scheme under planning ref: 241054 that was previously refused in June 2024 for the following reason:

The proposed two storey side extension would have a detrimental impact on the character and appearance of the host property, semi-detached dwellings as a whole and the area, by reason of its higher eaves, front wall and first floor window; cramped and narrow design and proportions, and; asymmetrical and

awkward gable roof design and juncture. This contrived and incongruous impact would be noticeable from the public realm and would be contrary to policies CP1 and CP3 of the Core Strategy (2010), section 12 of the NPPF (2023), section 4 of the Borough Design Guide SPD (2012) and the advice contained in the National Design Guide (2021).

The amendments in this application are in response to the above reason for refusal.

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 application site is located along an established residential lane which is characterised by a rhythm to the overall layout, with detached and semi-detached houses arranged in a liner form and set in discernible groupings which are distinguished by repeated house type.

The proposed single storey side extension would have a hipped roof form and would extend approximately 1 metre towards the south side boundary. The proposal would appear as a subservient addition to the host dwelling due its lower roof height in comparison to the main ridge and its retreat from the front elevation. The use of matching materials would also enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

The proposals also include the erection of a part single part two storey rear extension. The expanse of flat roofing would result in a feature with a box like appearance and would be an unsympathetic addition to the host dwelling. Despite this, the extension would not be clearly perceivable from the public realm being positioned towards the rear of the dwelling. Furthermore, this form of extension is common along the western side of Mill Lane, therefore the proposal would not appear out of place within the locality. As such, this element of the proposals would not adversely impact the character of the area.

The proposed single storey front extension is modest in terms of height, depth and design. The proposal is clearly subservient and sympathetic to the host property and the resulting extension would be similar to that at the neighbouring property no.72 Mill Lane. Consequently, the proposals would have an acceptable impact on the

character of the area.

The new dormer would be set down from the main ridge and would be set in from the eaves of the host property. The proposal is clearly subservient to the host property and would not be visible from the street scene. As a result, the proposal would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

Following the receipt of amended plans received by the LPA on 09/09/2024, the updated plans show that the first-floor side bathroom window would be obscure glazed to mitigate any overlooking towards the rear garden on no.76 Mill Lane. A suitable condition will be attached to any approval to ensure compliance.

The views offered from the new velux side window would be oblique and would not be comprehensive. Furthermore, as this window would serve a stairway area, any views available would be intermittent. As such, any overlooking or loss of light impacts would be minimal.

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement and would be positioned over 26 metres away from the primary function rooms of neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

Loss of Light:

The introduction of the two-storey side extension will reduce the amount of sunlight and daylight received by the first-floor side windows of the neighbouring property at No. 76 Mil Lane. Despite this, it is considered that the proposed two storey side extension would not raise any unreasonable loss of light concerns as hipped roof slope and remaining separation distance would still allow these neighbouring windows to receive appropriate levels of sunlight/daylight that are similar to the existing situation, during certain periods of the day. Furthermore, these windows are to the side elevation, where there is less expectation and likelihood of light being retained. As such, no unreasonable loss of light impacts would arise.

In accordance with the BRE Sunlight/Daylight Guidance, the applicant has demonstrated that no infringement of the 45-degree line of sight would occur upon the first-floor habitable rooms in the rear elevation of no.72 Mill Lane. As such, any loss of light concerns would be minimal.

Overbearing:

The proposals are suitably located and of modest proportions not to pose any unreasonable overbearing or sense of enclosure concerns to any neighbouring properties.

Highway Access and Parking Provision:

The front driveway is capable of accommodating three off-street parking spaces which would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Amenity Space:

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

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:	16 September 2024
Earliest date for decision:	6 September 2024

**Recommendation
agreed by:
(Authorised Officer)**

MC

Date:

17.09.2024