

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243215
Site Address:	11 Moorhen Drive, Earley, Wokingham, RG6 4NZ
Expiry Date:	5 March 2025
Site Visit Date:	10 January 2025
Proposal: Householder application for the proposed single storey front porch extension and dormer extension, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
171939	Householder application for proposed erection of single storey rear extension to dwelling, following demolition of existing conservatory.	Approved 17/08/17
181375	Householder application for the conversion of existing garage to habitable accommodation. (Retrospective)	Approved 02/07/18

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council

Earley Town Council: No objection to this application. However, ETC is concerned that the inadequate headroom in the proposed shower room may give rise to pressure to provide an out of character dormer on the front elevation.

Officer response: See neighbours section below.

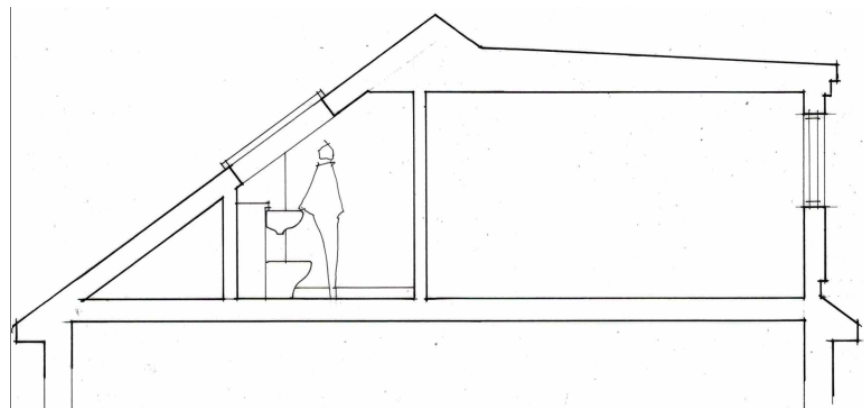
Ward Member(s)

No comments received

Neighbours

32 Easby Way: Can the applicant demonstrate there is adequate headroom in the proposed ensuite shower room at second floor level, as the proposals appear to be at variance with the existing roof pitch? It is considered that the size and form of a front facing dormer in this location if required to accommodate the proposed ensuite facility would not be appropriate.

Officer response: The agent has provided a section drawing (see below) through the proposed extended second floor which demonstrates that with this new position there is headroom to facilitate the modest new ensuite.



APPRAISAL

Site Description: Moorhen Drive is the main access road of a residential development built around late 1990s which comprises of two-storeyed detached, semi-detached and linked houses of varying designs and extensions. 11 Moorhen Drive is the middle of 3 linked detached properties which create a continuous street character.

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 Borough Design Guide states that *“porches should generally project less than 2m forward of the building line”*. The pitched roof front porch project approx. 1.50m forward of the building line, thus complying with the BDG. The proposed front porch would be a modest addition which would not harm the street scene. Furthermore, there are other examples of similar design front porches including 22, 24, 26 and 46 Moorhen Drive and thus would not look out of place.

The removal of the existing Velux window being replaced by a slightly larger velux is a minor alteration and would not harm the street scene.

The flat roofed rear dormer would be approx. 2.80m in height, 3.87m in width and 4.10m in length. It also includes adding one rear window as part of the existing bedroom.

The BDG states *“dormer windows should not project above the existing ridge line”, “dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof”* and *“dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportions”*. The flat roof rear dormer does not project above the existing ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. Due to the nature of the application site, the rear dormer would be somewhat visible when driving from along Moorhen Drive. The box flat roof design would jar with the pitch roof of the main dwelling but there are similar dormer windows to the rear in the area and it would not impact the main front elevation of the dwelling.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The separation distance between the rear of 11 Moorhen Drive and flank of 7 Moorhen Drive is approx. 13.75m which does not comply with the recommended 15m separation distance in the Borough Design Guide for rear to flank relationships. However, the 1.25m required to comply with this guidance would only

impact a small flank of a 7 Moorhen Drive's rear garden and a driveway and does not encroach into the private patio area at the rear of this house, or the a majority of the garden. This type of overlooking is common within residential plots given other roof lights and dormer windows in the immediate area.

Loss of Light/Overbearing: The main dwelling and dormer is set back from no.9 and approx. 2.70m from no.15. The scale is considered appropriate to prevent any potential overshadowing so that there is no loss of natural daylight or sunlight on the immediate neighbours. The proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

The proposed Velux window would not have any adverse impact upon neighbouring amenities.

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:	4 March 2025
Earliest date for decision:	29 January 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	04.03.2025