

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250696
Site Address:	16 Hubbard Close, Twyford, Wokingham, RG10 0XU
Expiry Date:	20 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed erection of a single storey rear extension, changes to fenestration plus installation of roof lights following the demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location (Twyford)
Landscape Character Assessment Area
Historic Flooding Points Consultation Zone

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
191512	Householder application for the conversion of loft space including erection of 1 no. dormer to rear and part roof conversion (hip to gable) to create habitable accommodation plus insertion of 1 no. rooflight to rear to existing dwelling.	Approved – 26 September 2019

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to condition.

WBC Highways – No objection

WBC CIL – No comments received.

WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council

Twyford Parish Council wish to object to this application on the grounds of overdevelopment of the site and concern this would become a very congested and overdeveloped area if the neighbours did the same and would set a precedent.

Officer comments: *The officer has noted these comments. Each proposal is taken on a case-by-case basis and judged on its merits and so therefore concern/speculation that neighbours may do the same development is not a material consideration.*

Whilst the proposed development does go up to the fence, no. 16 Hubbard Close still has a sufficient amenity space to the side of the house and therefore would not be seen as overdevelopment of the site in this instance. Please see the officer report for further commentary/ assessment on the design of the proposal.

Ward Member(s)

No comments received

Neighbours

Neighbour at no. 18 Hubbard Close commented the following:

We have viewed the plans for their proposed building extension and have no major objection having been assured both by them and their architect that this proposal would not have any detrimental impact upon any proposed future development to the rear of No18. We have been considering submitting an application for permitted development of a single storey brick extension to the rear of No 18 and would request agreement from the Planning Committee that if this current proposal for No16 were to be approved that it would NOT prevent any future building work up to and within the boundary to the rear of No 18.

Officer comments: *Officers cannot confirm the outcome of any potential future application at no 18 in light of this present application being approved. Each application will be assessed on its own merits at the time of submission, in relation to the surrounding context.*

APPRAISAL

Site Description:

The application site is a three-storey semi-detached property along Hubbard Close in the Twyford major development location. The property is a corner plot with a small gravel front garden and a wraparound rear garden.

The existing dwelling is light brown textured and made out of brick, has a tiled roof along with white fenestration detailing. The house has a front canopy coming out from the front door over the small gravelled front garden. There is parking for two cars and a detached garage to the side of the property.

Proposal:

Planning permission is being sought for the proposed erection of a single storey rear extension, changes to fenestration, plus installation of roof lights following the demolition of the existing conservatory.

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.

Design and Character of the Area:

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.

In terms of the Borough Design Guide, it states certain criteria for rear extensions. The criteria include:

1. Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary.
2. Maximum eaves and ridge height should be no more than those of the existing property.
3. The side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours.
4. The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

In this case the rear extension measures 7.19 metres in length. Therefore, the size of the extension does not meet this aspect of the Borough Design Guide. However, in this instance, the rear extension size would be deemed acceptable due to it being an unusually shaped and spacious plot and as the proposal would retain adequate private garden still.

In this case, the maximum eaves height from ground level measures 2.36 metres and is no more than the height of the existing property which is 7.80 metres. The height from ground level to the ridge height is 3.94 metres and is less than those of the existing property.

There are other examples of rear extensions in the area. Properties at 165, 167 and 169 Broad Hinton have all had similar rear extensions approved and implemented (WBC refs. 960332, 021951 and 050636). These make up part of the character of the immediate surrounding area.

Overall, in terms of design, it complies with most relevant criteria of the Borough Design Guide in a number of respects. As the proposal is for a rear extension, it would not have any detrimental effect on the existing street scene. In terms of materials, the face brickwork and roof tiles are to match the existing dwelling, and this will be secured via a condition. The proposed windows are of a similar appearance to the existing conservatory windows. The development visual impact should be obscured from the neighbouring properties. The proposal is therefore acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that the development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The Borough Design Guide states that the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The single storey rear extension has windows and bifold doors on its side elevation; however, these are only single storey and face out onto the garden rather than onto the adjoining neighbouring boundary. The windows will not have any long reaching views across adjoining neighbouring gardens.

Loss of Light:

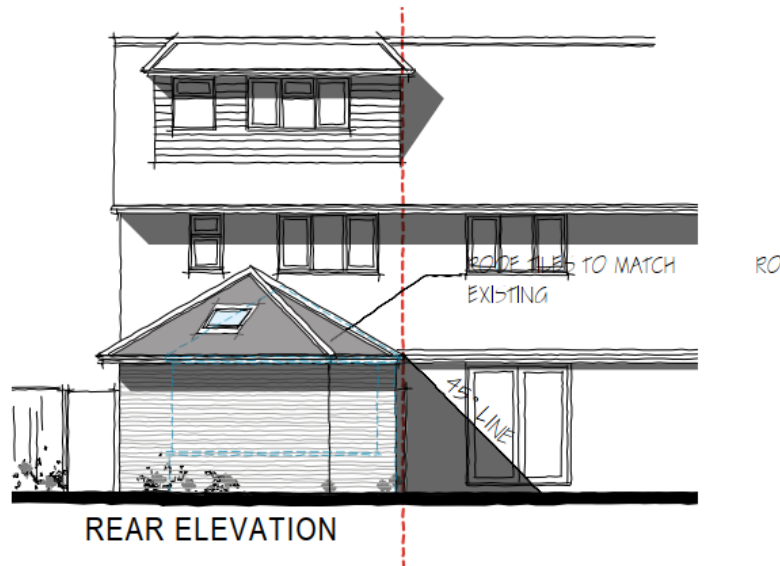
A 45-degree horizontal line was taken from the centre of 18 Hubbard Close closest habitable room. This line was breached and as such some loss of light might be lost to the neighbouring dwelling.

As the proposed development failed the 45-degree horizontal loss of light test, a vertical loss of light was required to further assess if the proposed development will result in any loss of light to the neighbour at no. 18 Hubbard Close.

Figure 1 below shows the vertical 45-degree angle test from the corner of the proposed extension to the ground floor of the neighbouring property at no. 18 Hubbard Close. This test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen here the test is complied with in relation ground floor window to the nearest habitable room of the neighbouring property.

This line was only breached at the corner of the window and due to the property being southwest facing there will only be a minimal loss of light to the neighbouring dwelling which would not be so substantive as to warrant refusal of this application.

Figure 1 – annotated image to show vertical 45-degree angle in relation to rear ground floor of neighbouring property (not to scale):



Overbearing:

As the far part of the proposed extension would be splayed away from the neighbour to the south-west, the extension's bulk and physical presence would appear reduced when viewed from the rear of no. 18 Hubbard Close. This combined with the shallow sloping roof proposed would result in no significant overbearing impact on this neighbour's outlook.

Amenity Space:

The existing rear garden measures 19.17 metres long and the rear extension will measure 7.19 metres in depth. Therefore, the remaining amenity space will be 11.98 metres. This is sufficient amenity space when compared to other properties in the immediate vicinity; it is more than found at no. 18 Hubbard Close.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of the development.

The WBC Highways team reviewed the proposal. They required further information before determination. They stated that the proposal will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards.

They went on to further state that the existing parking arrangements are considered acceptable in principle. However, the red application site boundary line does not appear to include any parking spaces, and this will need to be clarified.

The agent provided a revised site and location plan which shows two parking spaces within the red line which will be retained. The WBC Highways team then confirmed that the revised plan demonstrates suitable parking available within the red line and as a result of the revised plan being provided, they have no objection to the proposal.

Flooding and Drainage:

Policy CC10 of the MDD states that all development proposals must ensure surface water arising from the proposed development, including taking into account climate change is managed in a sustainable manner.

WBC Drainage team reviewed the proposal and confirmed That they had no objection to the proposal, subject to conditions.

The site is located in flood zone 1 which has a low probability of flooding and therefore the principle of development is acceptable.

However, as the footprint of the development is increasing, and neither the existing nor proposed drainage details for the development has been provided, they would recommend a condition is secured until details have been provided through a drainage strategy drawing.

However, Officers do not consider this condition necessary or reasonable given this is a modest householder development in flood zone 1. Furthermore, the proposed extension will be on an area that currently comprises of hard standing (patio) and so would be located on an area of already impermeable land. As such, the development will not result in the substantial loss of permeable ground.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

The site has been identified to be located within an area that could host potential bats. However, as the proposed development is for an erection of a single storey rear extension and does not involve any works to the main roof, a bat survey is not needed in this instance.

However, the proposal is to include the demolition of the existing conservatory and as the site is in a bat area it could host potential to bats. WBC Ecology was consulted on the application and there were no comments received from them. A bat survey was not requested because it was determined by our Ecologist that the conservatory was not suitable habitat for bats.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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 subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials and specified
Date:	14 May 2025
Earliest date for decision:	15 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14/05/25