

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242550
Site Address:	134 Victoria Road, Wargrave, Wokingham, RG10 8AJ
Expiry Date:	7 January 2025 (EoT)
Site Visit Date:	20 September 2024
Proposal: Householder application for the proposed erection of a single storey rear/side extension, erection of 1no. rear dormer along with changes to fenestration plus additional roof lights.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Modest Development Location - Wargrave

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 CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology – No objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council has no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a two-storey Victorian mid-terrace dwelling in Wargrave. The dwelling retains its original architectural form from the frontage but to the rear there is a large two storey gable protrusion that straddles the side boundaries of nos. 134 and 136 Victoria Road, with the internal space split equally down the middle. The dwelling includes second floor accommodation facilitated by a loft conversion that is currently served by 1no. rear rooflight. The front of the property benefits from a front lawn with a variety of small trees and bushes along with a pathway to access the house. The rear of the site benefits from a long, narrow garden, patio and a variety of vegetation.

Proposal: This application proposes a side/rear extension which measures approx. 1.5 metres in width, 7.25 metres in length and 3.2 metres in maximum height. Along with a rear porch, 1 rear dormer window and changes to fenestration.

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 site is located within a residential area with a varied street scene. The proposal includes a single storey rear/ side extension with a covered porch to create a pantry and extend the existing kitchen/diner, rear dormer window to extend the lost/ study space and changes to existing fenestration. The brickwork used for the development will match the existing. The development proposes mainly flat roof formations with pitched elements. The single storey rear extensions roof proposed a glazed section in the centre of the main roof to serve light to the kitchen/diner extension. The materials used for the roof will be slate on the pitched elements, to match the existing roof, and EDP membrane on areas of flat roof. Fenestration changes include relocation of various existing windows to serve the new development.

Rear/ Side Extension:

The single storey side/rear extension will create a pantry and extend the existing kitchen/diner. The development will measure approx. 1.5 metres in width, 7.25 metres in length and 3.2 metres in maximum height. The development includes a small rear covered porch which measures approx. 1.35 metres in width, 1.2 meters in length and 3.1 metres in height. The porch proposes a slanted roof formation.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear/side extensions which relate to design and scale. It states the following:

- *Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*
- *A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width.*

The rear/side extension does project further than 4 metres from the rear wall (7.25 metres) however due to the design of the existing building, the extension will not project further back of the building line of the property and will infill the existing gap between the dwelling and would infill a space between the dwelling's existing two storey rear protrusion and the site boundary shared with no.132 Victoria Road. As a result, the additional 3.25 meters will not cause significant harm to neighbouring properties. Therefore, the development is acceptable. The eaves and ridge height will not be higher than those of the existing dwelling as well as this, the eaves height measures 2.6 metres which is acceptable and compliant with the BDG.

Due to the dwelling being a mid-terrace property a 1m gap between the boundary and side/rear extension will not be retained however due to the nature of the property this is acceptable.

Within the vicinity, there are various examples of rear development, including no. 132 Victoria Road, as well as this it would be well screened from the roadside, having a negligible impact on the character of the area in accordance with policy CP3 of the Core Strategy.

Dormer Window:

The dormer window will be located on the rear elevation of the dwelling and will extend the existing loft/ study area. The dormer window will measure 2.8 metres in width, 2.8 meters in length and 2 metres in height.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on Dormer windows which relate to design and scale. It states the following:

- *Loft conversions and 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.*
- *Dormers should relate to the design of the existing building in terms of roof form,*

materials, positioning and window proportions.

The dormer windows are set down the from the existing ridge line and are set in from both sides of the roof. The dormer will propose a flat roof formation, the materials used will match the existing dwelling and the windows are well positioned, symmetrically in line with the neighbouring dormer windows of nos. 132 and 136 Victoria Road. As such, the proposal is modest and acceptable in terms of scale and design.

As mentioned, Nos. 132 and 136 Victoria Road both also have dormer windows on the rear elevation of their dwellings demonstrating that dormer windows are a common development in the area and will not appear out of character for the area in relation to policy CP3 of the Core Strategy.

Changes to Fenestration:

Changes to existing fenestration include changing the existing rear Velux window on the roof to the front elevation to allow for the dormer window to go on the rear without having to lose the benefits from the Velux window. Both neighbouring properties 132 and 136 Victoria Road both have Velux windows on the front elevation therefore this amendment will not appear out of character for the area and will match with both neighbouring dwellings.

As well as this, the first floor bathroom window (east side elevation) will be relocated higher up to allow space for the roof of the single storey rear/side extension.

The patio doors on the ground floor rear elevation which serve the existing snug will be removed and replaced with windows as the new rear access will come from a new side door on the proposed side/rear extension.

Finally, a parapet wall is proposed on the western boundary with no. 132 Victoria Road. This wall will be a brick wall measures 2.62 metres in height, which is 82cm taller than the existing 1.8 metre fence, and 7.3 metres in length.

Neighbouring Amenity:

Overlooking:

The rear dormer would overlook the dwelling's 30 metre rear garden which is acceptable. The single storey rear extension proposes no side windows, only one rear window which will look out into the dwellings garden therefore no overlooking concerns are raised.

The relocated rooflight to the front elevation would look out onto the street, directly opposite the dwelling is Bird Gardens not another dwelling therefore there are no significant concern of overlooking from this window.

Finally, the existing side window will be slightly raised to allow for the new developments roof. The relocation of an existing unobscured staircase window slightly higher in the dwelling's western side elevation would have a negligible overlooking impact as it would retain an almost identical outlook to the existing, that being the adjacent no.132's eastern facing staircase window in the same (original) location as no.134.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 132 Victoria Road. This test was done on the ground floor side windows of 132 Victoria Road. This was slightly breached by one of the ground floor side windows which face the site. However, the breach was not

significant enough to warrant refusal of this application. As well as this, a 2.6 meter distance will be retained between the boundary and impacted windows allowing enough distance for light to travel to the windows. As a result, although the test was breached, the loss of light to 132 Victoria Road will not be significant.

As for the ground floor rear window which serves the dining room, this failed the 45-degree horizontal test, instead the 45-degree vertical test was conducted. This test was taken from the approximate centre point of the window and was not breached (shown by figure 1 below).



Figure 1: 45-degree vertical light test for 132 & 134 Victoria Road

Moreover, the new development is on the western side of the window therefore this window will receive plenty of light throughout majority of the day. As a result, the loss of light to this window at 132 Victoria Road will not be significant.

Overbearing:

As both elements of the proposed development are modest and acceptable in terms of shape and design, both propose majority flat roof formations, and the rear/side extension is single storey there are no significant concerns of overbearing.

However, the proposal includes a parapet brick wall measures 2.62 metres in height, which is 82cm taller than the existing 1.8 metre fence, and 7.3 metres in length. The wall does not protrude behind the rear building line of the site or neighbouring sites. Although the height is higher than the existing fence, the additional 82cm is not deemed to have a significant overbearing impact on the outlook from the rear facing dining room window of 132 Victoria Road. Moreover, the main outlook for 132 Victoria Road is currently provided by south facing windows in a family room at the very rear of this property. Consequently, there are no major concerns of overbearing from the parapet wall which forms the western elevation such that it would warrant refusal of this application.

Highway Access and Parking Provision: The proposal will not increase the number of habitable rooms, therefore existing parking and access will not be affected by the development.

Ecology: The site is located within a Bat Roost Suitability Habitat, a bat survey was submitted by the applicant and has been reviewed by the Council's Ecology Officer. The Officer concluded that they were satisfied with the Preliminary Roost Assessment methodology and survey efforts were adequate. They supported the ecologist's conclusion that the potential roosting features are too shallow or too small for crevice-dwelling bats and that the house currently has negligible habitat value for roosting bats.

Conclusion: Subject to conditions, this application is acceptable and 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:	6 January 2025
Earliest date for decision:	12 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	06/01/25