

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242774
Site Address:	12 Compton Close, Earley, Berkshire
Expiry Date:	30 December 2024
Site Visit Date:	15 November 2024
Proposal: Householder application for the proposed part single storey part two storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Earley
Land Terrier
Green Routes and Riverside Paths 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
162022	Householder application for the proposed erection of a first floor rear extension over existing ground floor rear extensions at no. 12 and 12a Compton Close.	06/09/2016 Approve
980420	Proposed two storey side extension to dwelling plus single storey rear extension.	20/10/1998 Approve
102208	Application for the erection of a single storey front extension to dwelling and outbuilding (retrospective).	07/01/2011 Approve

170052	Application for the prior approval of the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.0m for which the maximum height would be 3.25m and the height of the eaves 2.94m.	31/01/2017 Approve
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditons

WBC Landscape and Trees – No objection subject to conditons

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council raised 3 objections to this application. Their comments are summarised below: - Objection due to inadequate parking being provided at 12 and 12A Compton Close, given the parking restrictions in the road prevent on street parking contributing to the required level of parking to meet WBCs standards not being met. <i>Officer Comments: WBC Highways has commented on this application. A Highways Officer has confirmed that the parking plan provided did meet the WBC Parking Standards and was therefore considered acceptable. As well as this, the site is in a sustainable location with good access to public transport and pedestrian/ cycle routes. A condition will be included to ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity.</i> - That the significant increase in occupancy of this property will adversely affect the character of the area. <i>Officer Comments: This will be assessed in the report.</i> - Concerns regarding the potential use of this property as an unauthorised HMO. <i>Officer Comments: This application cannot predict or speculate a future use. Rather, the application must be assessed on its merits, as presented. Furthermore, depending on the site of a House in Multiple Occupation, it may require planning permission in its own right</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a two storey semi-detached dwelling in Earley. The site backs onto the A329 and is within walking distance to sustainable transport links including Earley Train Station and local bus routes. Compton Close is a residential cul-de-sac characterised by semi-detached residential dwellings. Surrounding dwellings vary in external brickwork but are similar in shape and design, tying the development together. The surrounding dwellings benefit from traditional features including private driveways, front lawns and garages. There is also a variety of greenery along the street complementing the aesthetic of the street scene.

The site's façade is a combination of red and sand coloured facing brickwork with red hung tiles on the upper level. The site has a pitched roof formation made of plain tiles accompanied by a chimney on the left side of the dwelling. The front of the site has a large concrete driveway, shared with no. 12a, with small bushes and shrubs on both boundary sides to create clear separation with neighbouring dwellings. The rear of the dwelling benefits from a patio, a large garden, boundary fencing and multiple outbuildings.

Proposal: This application proposes a part single storey rear extension which will measure approx. 7.7 metres in width, 3 metres in length and 3.25 metres in maximum height. As well as a first-floor rear extension which will measure approx. 7.7 metres in width, 3.05 meters in maximum length and 3.25 metres in height.

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 cul-de-sac. The surrounding area is diverse and there are various examples of development within the street. The development proposes a first-floor rear extension and single storey rear extension. The rear extension to create two new bedrooms on the first floor and extend the existing sun lounge on the ground floor.

The proposed roof will be a gable formation on the first floor and flat roof for the single storey extension. The materials used for the development will be facing brickwork to match the existing as closely as possible, profiled concrete roof tiles for the roof to match the existing as closely as possible and white UPVC for all fenestration to match the existing. Proposed fenestrations include 5 rear windows and a set of doors to the single storey rear extension for access to the garden.

First Floor Rear Extension:

The proposed first floor rear extension will measure approx. 7.7 metres in width, 3.05 metres in maximum length and 3.25 metres in height. The development will have a staggered building line, the western side of the development will protrude 1.64 metres further back than the eastern side. The development will include two windows on the rear elevation to serve both new bedrooms.

The Wokingham Borough Design Guide (BDG) provides guidance for first floor rear extensions in regard to design and scale. The guidance follows:

- *Maximum eaves and ridge height should be no more than those of the existing property.*
- *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 development does not exceed the ridge height of the main dwelling and is well designed, so that both roofs align in height, similarly the proposed rear windows are well aligned with each other, giving the rear elevation of the property a well-designed, elegant look. Along with this, the development does not propose any side windows therefore there are no concerns of potential impact on neighbouring privacy. As a result, the development is modest and compliant with the BDG guidance.

Within the vicinity, there are multiple examples of rear development, although most are single storey extensions, nos.14 and 3 Compton Close both have rear/side developments which are similar in design to the proposal, this demonstrates that this type of development is common and not out of character for the street. As it is also a rear development it will be screened from the street scene and will not have any significant impact on the character of the area in accordance with policy CP3 of the Core Strategy.

In terms of impact upon the existing green route along the A329, Wokingham Road as the additions are subservient to the existing and with the house being set back in the plot, they will not unduly change the character of the Green Route.

Single Storey Rear Extension:

The proposed single storey rear extension will protrude further back than the first-floor extension measuring approx. 7.7 metres in width, 3 metres in length and 3.25 metres in maximum height. Proposed fenestrations include a large window on the eastern side and two smaller windows and set of doors on the west, all of which will be on the rear elevation.

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

- *Rear extensions should not project more than 4 metres 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.*

The rear development will project 3 metres away from the existing rear wall and the height does not exceed the existing eaves height. The eaves height of the development measures 2.64 metres which does not exceed 3 metres within a 2m boundary as a result, this development is modest and compliant with the BDG.

There are a variety of examples of single storey rear development in the area, nos. 13 and 7 Compton Close are examples of similar rear development in the area, demonstrating the development is common and not unusual for the street. As well as this, the development is a rear development therefore will not be visible from the street, having minor impact on the character of the area in accordance with policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

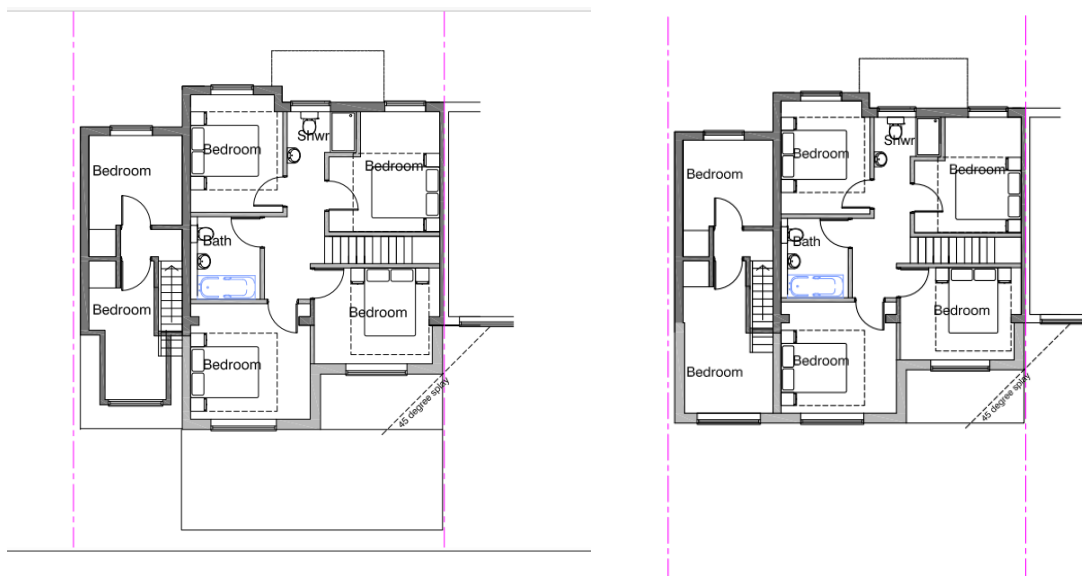
The development does not acquire any additional windows on either side of the extension, therefore overlooking to neighbouring properties either side will not be a concern. Moreover, overlooking to neighbouring gardens from the rear windows would also not be substantial and the development has a similar fenestration arrangement to the existing.

The site has no opposing property to the rear as the A329, Wokingham Road passes the rear of the property, therefore there is no concern of overlooking to an opposing property.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of No.12a Compton Close. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

In terms of no. 11 Compton Close, this proposal would see a comparable level of development along the boundary with no. 11 compared to that proposed under application 162022. A 45-degree light angle was taken from the centre of the closest first floor window (this line has also been demonstrated on the submitted plans) and this was not breached. It should be noted that application 162022 is not a 'fall back' position for the development as this permission has expired.



Left: Floor plan proposed under this application, Right: Proposed floor plan approved under application 162022

In terms of the neighbour to the east, No. 13 Compton Close, while the proposal does slightly breach the 45-degree horizontal test, the breach came from the single storey extension. The development is single storey with a flat roof; therefore, the loss of light will not be significant. As well as this, the rear room of No.13 Compton Close is a conservatory, light is let in from all other angles of the room. As a result, the possibility of a small loss of light from the proposal to the conservatory is not significant enough to warrant refusal of this application.

Overbearing:

The rear development is single-storey and will be built away from both boundary sides, therefore, it is not deemed to be overbearing to any neighbour. As for the first-floor extension, it is modest and complies with the BDG guidance and does not protrude beyond the existing building line of the dwelling therefore there are no substantial concerns of the development being overbearing.

Highways and Parking Provision: The proposal will result in additional habitable rooms. A parking plan was provided by the applicant which has previously been accepted for the parking of three vehicles.

The Council's Highways Officer reviewed the plans and concluded that the level of parking meets WBC parking standards and is therefore considered acceptable. It should be noted that the site is in a sustainable location with good access to public transport and the pedestrian/cycle network. In addition, Compton Close is subject to waiting restrictions which prevents any on-street parking during the hours of 8am-6pm.

The Officer has recommended a condition to ensure the parking is as approved. More information on this will be on the Decision Notice.

Landscape and Trees: The site features some mature trees and backs onto a Green Route Enhancement Area. Many houses in the Close have been altered overtime,

including no.12. An Arboricultural Impact Assessment Method Statement & Tree Protection Plan was submitted by the applicant.

The Council's Trees and Landscape Officer has reviewed the plans and concluded that the Tree Protection Plan has not adjusted the root protection area of the oak, T5, for the root impermeable surface of the road, BS5837:2012 point 4.6.3 refers. However, in this instance, as the development is not proximate, there would be very little impact, so the submission is acceptable.

The officer recommended a condition to ensure the protection of trees is retained. However, due to the fact that the trees on site are not protected by a Tree Preservation Order and are not in proximity to the development it is considered unreasonable to impose such a condition.

Conclusion: Subject to conditions, this application is acceptable and therefore recommended for approval.

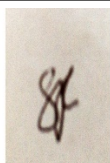
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	19 December 2024
Earliest date for decision:	25 November 2024

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



Date:	19.12.24
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