

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250135
Site Address:	14 Bridges Close, Wokingham, RG41 3XL
Expiry Date:	20 March 2025
Site Visit Date:	31 January 2025
Proposal: Householder application for the removal of the existing conservatory, garage conversion, single-storey rear extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Public Open Space
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB21 – Landscape Character TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM10 - Flood Risk DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – Not CIL liable.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One neighbour objection. Concerns include: - Loss of light to neighbouring property. - Dislike of three parking spaces on front garden. One letter providing comments relating to: - The site and surroundings being kept clean during construction works. - Appropriate disposal of waste. - Materials to match existing.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property on Bridges Close, Wokingham which is a 1980s residential development. The small cul-de-sac splits in two and the host site is positioned on the corner where the road splits. This results in the host dwelling and adjoining neighbours being positioned in a staggered arrangement to one another.

Properties on the road are similar in appearance and design using repeated materials which include hung tiles, concrete roof tiles and red and brown bricks.

The host dwelling is set back from the road behind a driveway and gravelled front area which provides off-street parking.

Proposal:

This application seeks approval for the removal of the existing conservatory and erection of a single storey rear extension with a pitched roof and four rooflights. Also proposed is a garage conversion to create habitable living accommodation and a single-storey front extension to create an entrance hall.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

Following the removal of the existing porch canopy, a single-storey front extension measuring approximately 1.5m in width and 2.8m in depth would be erected. CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character of the area. Section 4 of the Council's Borough Design Guide (BDG) sets out advice for residential developments.

The front extension would be a subordinate addition to the front of the host dwelling. The extension would not extend beyond the existing front building line and would align with the front wall of the existing garage. The existing mono-pitch roof above the garage and open sided entrance canopy would be retained. Due to the relatively small scale of the front extension, there would be no adverse impact to the character of the host dwelling or street scene.

The proposed conversion of the garage to create habitable living accommodation would replace the existing garage door with a casement window and would not change the existing footprint. The double fronted design that would result would be in-keeping with other properties in the street that boast double fronted property facades. Therefore, the relatively minor change to the frontage of the dwelling would have no discernible impact on the character of the host dwelling or public realm.

Due to the position of the plot on the road and the relatively close position of the two adjoining neighbours, there would be limited views of the rear extension from the public realm. Therefore, this element of the scheme would not cause any adverse impact to the character of the host dwelling or local area.

Proposed materials include brick and tiles to match existing, this is acceptable.

Neighbouring Amenity:

Overlooking:

The garage conversion would incorporate one front facing window in the front elevation. This would be at ground level and road facing. The BDG recommends for one and two storey extensions that a minimum of 10m should be retained between front-to-front elevations. Due to the position of dwellings on the road, the proposed window would face towards the flank wall of no.18 Bridge Close which would be more than 12m away. Therefore, no detrimental overlooking impacts would be generated by the proposed window.

There are four rooflights proposed on the roof of the single-storey rear extension. The closest built form of no.15 is a garage, therefore, the rooflights on the southern side of the extension would cause no adverse loss of privacy impacts to this neighbour.

The two rooflights on the northern side of the rear extension would be more than 4m from the rear conservatory of no.12 Bridges Close. Due to the single storey nature of the conservatory and separation distance, there are no detrimental overlooking impacts that would be generated to neighbouring amenity.

Loss of Light & Overbearing:

Page 56 of the BDG outlines guidance for rear extensions and recommends 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The proposed extension would protrude approximately 4.42m from the rear boundary. It is recognised that the proposed extension would extend marginally above the recommendation, however, a separation gap of approximately 1m would be retained between the flank wall of the extension and the shared boundary with no.12. Due to the position of the property on a corner plot, the separation distance between the southern flank wall and no.15 would range between approximately 2.9m and 0.4m. However, the extension would not protrude beyond the existing rear building line of no.15 and the closest built form of no.15 would be the rear of the garage. Due to this being a non-habitable room, there would be limited detrimental overbearing or loss of light impact generated to the residential amenity of no.15.

As discussed above, due to the host dwelling and adjoining neighbours being positioned on a section of the road that splits in two, the staggered positions of the properties result in the host dwelling being sited approximately 4.3m further to the rear than no.12. Regarding overbearing, the depth of the single storey extension would create a run of built form 1m from the adjacent site boundary with no.12. Page 56 of the BDG recommends that the 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The proposed eaves of the extension would measure approximately 2.58m. Therefore, when combined with the single-storey nature of the extension and modest eaves height, the overall overbearing impact would be minimal and does not warrant a reason for refusal.

Concern has been raised regarding potential loss of light to the rear fenestration serving no.12 Bridges Close. Whilst a line of 45-degrees would be breached because of the extension, the 45-degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. Although there may be some additional

overshadowing to no.12 in the mornings, this impact would be mitigated by the easterly facing rear gardens, the 1m separation distance from the development and shared boundary, and the restricted eaves height of the proposed extension. Therefore, no significant loss of light or overshadowing would be caused to the neighbouring property such that it would warrant a reason for refusal.

Disruption during construction:

Planning decisions are concerned with land use in the public interest, not private interests. Issues relating to potential hazards and debris on the road during construction works are issues covered by other legislation. Therefore, an informative will be applied to remind the applicant that any works that affect a public highway shall be co-ordinated and licensed to minimise disruption to both pedestrian and vehicular users of the highway.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms, and a parking plan was submitted. One third party raised concern regarding the three parking spaces located on what was originally a front garden. However, the existing driveway parking arrangements would not change, and the Council's Highways officer was consulted. They raised no objection to the proposal and commented:

"This proposal will increase the numbers of habitable rooms from 8 to 10. As the existing garage of dimensions 5.6m x 2.4m does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking spaces are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed parking will either access via the existing dropped crossing or private drive, and will not encroach the existing public highway, which is acceptable.

As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable".

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space. The proposed development would reduce the private garden space, however, a garden length of more than 21m would be retained which is acceptable.

Conclusion:

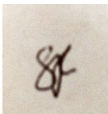
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	14 March 2025
Earliest date for decision:	13 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20.3.25