

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242291
Site Address:	14 Woodrow Drive, Wokingham, RG40 1RS
Expiry Date:	4 November 2024
Site Visit Date:	20 September 2024
Proposal: Householder application for the proposed single storey rear extension following the demolition of the existing conservatory and utility.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
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
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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development

Plan (JMWP)	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 for the site.	

CONSULTATION RESPONSES

Internal

WBC CIL – Not CIL liable (09/09/2024).
WBC Ecology Householder – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a detached bungalow located on Woodrow Drive, Wokingham. The property is set back from the road behind a lawned front garden and there is a driveway to the side with off-street parking. The plot also benefits from a larger than average rear garden.

Woodrow Drive hosts a variety of property types including two-storey detached, chalet-style bungalows, semi and link-detached properties. Dwellings along the road are of a similar age but differ in form and design. Many of the properties have undergone alterations and extensions.

Typical materials include brick, hung tiles, cladding, render and concrete roof tiles.

Proposal:

This application seeks approval for the erection of a single-storey rear extension following removal of the existing conservatory and utility area. The extension would measure approximately 5m in length and 8.2m in width and would extend the pitched roof of the main house. The proposal also includes changes to fenestration including a repositioned rooflight.

Proposed materials include render and roof tiles to match existing.

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 in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The host property is set within a predominantly residential area that is dominated by a mix of bungalows, semi-detached and detached properties. Properties on the road vary in appearance. The host dwelling is part of a row of detached bungalows along the southern side of the road. The application proposes demolishing the existing conservatory and utility room and erecting a single-storey extension.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The extension would span the width of the main house and would extend approximately 5m to the rear. The existing conservatory extends 5m in length and the proposed extension would be sited largely on the same footprint of the existing rear extensions. The extension would extend the existing pitch roof of the main house and would be set back more than 23m from Woodrow Drive. As such, there would be limited views of the extension from the street scene. Furthermore, the rear extension would not disrupt the principal building line or existing gaps between neighbouring properties when viewed from the road. This would retain views down the eastern side of the property which would remain open and allow views through to the green backdrop of the rear garden and London Road Green Route beyond. Therefore, it is considered that the proposed extension would not have a detrimental impact on the character of the host dwelling or local area.

The extension would be rendered which would match the host dwelling. This is acceptable.

Neighbouring Amenity:***Overlooking:***

There is one rooflight on the eastern elevation proposed to serve the hallway. This would be more than 4m from the shared boundary with no.12. Due to the height of the rooflight (approximately 3.5m above ground level) and no.12 being a bungalow, there would be limited opportunity for any detrimental loss of privacy impacts to be generated from this window.

All other fenestration changes are at ground floor level and would not result in any detrimental overlooking impacts.

Loss of Light and Overbearing:

The rear extension would be single-storey and would retain the eaves and ridge height of the main house. This accords with the Borough Design Guide (BDG) which states 'Maximum eaves and ridge height should be no more than those of the existing property'. The proposed extension would be approximately 1m from the shared boundary with no.16 Woodrow Drive and 2.7m from the shared boundary with no.12. These meet the 1m minimum separation distance recommended in the BDG between the building and site boundary. The extension would extend approximately 5m to the rear. It is acknowledged that p.56 of the Borough Design Guide (BDG) recommends that 'Rear extensions should not project more than four meters from the main rear wall where they are close to a boundary'. However, the relationship with the proposal with the nearest habitable room windows of nos.12 and 16 would be more than 5m away as well as the extension largely replacing the existing built form of the conservatory and utility. Therefore, the proposed changes would not result in detrimental overbearing or overshadowing beyond the existing degree shared within the setting and is acceptable.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms within the property. Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards. The proposed parking plan would extend the existing driveway onto a section of the front lawn. The proposal would remove a maturing deciduous tree from the front lawn. This tree is not protected; therefore, the extended driveway is considered acceptable.

Amenity Space:

The proposal would retain a garden depth of more than 19m. The BDG recommends that a minimum garden length of 11m is a generally accepted guideline for private garden space.

Landscape and Trees:

There are no protected trees on site and WBC Trees and Landscape were not consulted.

Ecology:

The application site is in an area suitable for bat roosts and a Preliminary Roost Assessment was submitted. The ecologist concluded "*A thorough examination of the existing building was completed, with all potential access points and/or roosting opportunities fully inspected for evidence of bats. The roof spaces were fully accessed and not complex allowing a thorough inspection and, therefore, there are considered to be no constraints to the survey findings. Although no evidence of bats was recorded and no further surveys are considered necessary, all site operatives should be made aware of current legislation protecting bats and their roosts*". An informative relating to bat protection will be applied to any planning permission.

Conclusion:

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

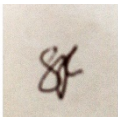
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as

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:	25 October 2024
Earliest date for decision:	30 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	29.10.24