

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243038
Site Address:	45 Luckley Road, Wokingham, RG41 2ES
Expiry Date:	6 March 2025
Site Visit Date:	20 January 2025
Proposal: Householder application for the proposed hip to gable roof extensions and modification of the roof, insertion of a rooflight, 2 no. front dormers and 1 no. rear dormer to create first floor accommodation following removal of 2 no. chimneys, plus erection of a single storey rear extension and porch extension.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage 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 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
001304	Proposed demolition of existing brick wall and relocation of wall.	Approved 28/02/2000
980116	Proposed Single Storey Side Extension To Dwelling And Replacement Pitched Roof on Rear Extension (Retrospective).	Approved 24/11/1998
24223	Replacement of existing sunlounge with single storey rear extension to enlarge lounge and kitchen.	Approved 29/08/1985

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – CIL liable.

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 set within a large plot on the southern side of Luckley Road, Wokingham. There are two neighbouring properties to each side and the rear gardens of nos.4 and 5 Luckley Wood to the rear.

Residential properties along the road vary in age, style and appearance. Many of the dwellings would originally have been constructed as bungalows, however, over time, many have been altered and extended in various forms.

The host dwelling is set back from the road behind a front lawn, established hedging along the front boundary and a part paved, part gravel driveway providing off-street parking for four vehicles.

Properties along the road boast a varied material palette, materials include brick, hung tiles, render, timber cladding and clay, slate and concrete roof tiles.

Proposal:

This application seeks approval for alterations to the main roof which include the erection of a hip to gable extension on each flank elevation with a crown roof along the centre (following the removal of the existing chimneys). There are two pitched dormer windows proposed in the front elevation and one flat roof dormer in the rear elevation to facilitate a loft conversion. Also proposed is a single-storey rear extension with two rooflights and a single-storey porch extension.

Proposed materials include roof tiles to match existing, render and hung tiles.

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:

There is no prevailing character to the design and form of properties along Luckley Road. Properties vary in age, design, form and appearance with many of the properties having been altered and enlarged over time.

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 proposed changes to the roof would include a hip to gable extension on each flank elevation, with a crown roof along the centre (following the removal of the existing chimneys). Page 57 of the BDG states that roof alterations should not result in the eaves height or ridge height of a property being raised. R9 of the BDG states that the heights of residential buildings should '*respond to the prevailing heights and degree of variation in height in the local context*'. The proposed changes to the roof would maintain the eaves height and ridge height of the existing roof which would respond sympathetically to the variation in height of properties within the local context and would not encroach the established roofline of houses along the street. Furthermore, the new roof form would be similar to others within the immediate vicinity and include nos.39

and 50 Luckley Road and would therefore, be in-keeping with the established character of Luckley Road.

The roof form would include a crown roof along the central section. Whilst the resultant pitched to crown roof may deter from the existing character of the smaller hipped roof, given that the roof form and style on the street varies from pitched, hipped, half-hipped, catslide and two-span, this addition to the streetscape would not appear obtrusive or overly dominant within the street scene.

There is one rooflight proposed in the crown section of the main roof. It would not harm the visual amenities of the local area as the overall protrusion from the roof would be minimal.

There are two pitched dormers proposed in the front elevation to serve bedrooms. The dormers are of a size that is proportionate to the house and would complement the form and style of the already constructed dormer windows at nos.52 and 54 Luckley Road. The dormers would be subservient additions to the roof and would comply with BDG guidance as they would be set in from the sides, set in from the eaves and set down from the ridge line by approximately 0.32m. Hung tiles are proposed for the dormers which would be sympathetic to surrounding properties which boast dormers windows clad in hung tiles. Therefore, the proposed front facing dormers would be sufficiently in-keeping with the local area and would not cause an adverse impact to the character of the host dwelling or public realm.

The proposed flat dormer in the rear elevation would measure approximately 7.9m in width and 2.6m in height. The dormer would be positioned within the main roof and would be set in from the eaves, set in from the sides and set down from the ridge line. There would be limited views of the rear dormer from the public realm as it would be largely screened by the proposed new roof form. However, any views of the dormer would not be out of character with the road, as they are already an established design feature of the road as evidenced at adjoining neighbour; no.43 Luckley Road. Therefore, this element of the scheme would not cause any detrimental impact to the character of the local area.

The proposed porch extension would protrude approximately 1.25m from the principal elevation and would measure approximately 3.45m in height. The porch would be open sided and would have a pitched roof form. The porch would be a subservient addition to the property frontage and is of a size that would be proportionate to the host dwelling. The pitched roof design would be sympathetic to the form of the main roof and would be sufficiently in-keeping with the variety of porch styles found along Luckley Road. Examples include porch canopies, inset, mono-pitched and open-sided pitched roof porches. Therefore, this element would not be out of character within the public realm and is acceptable.

The proposed single-storey rear extension would measure approximately 4m in depth and 9.33m in width and would have a flat roof form with two rooflights. Due to the single-storey nature and flat roof of the extension, there would be limited views of the extension from the road. Therefore, it would have no discernible impact to the established character of the road.

The proposed materials would match the materials of the existing building and introduce hung tiles to the dormer windows. The material palette would integrate the proposed extension with the principal dwelling and would be sympathetic to the surrounding properties.

Neighbouring Amenity:

Overlooking:

There is no prevailing building line to the properties along the southern side of Luckley Road with the host dwelling being sited further into the plot than the adjoining neighbours. Therefore, the two windows proposed in the rear dormer to serve an en-suite bathroom and bedroom, would provide oblique views into the central and rear sections of the neighbouring gardens. There would be no loss of privacy to the outside seating areas of nos.43 and 47. In addition, the rear fenestration of nos.4 and 5 Luckley Wood would be more than 43m away. This complies with the guidance set out on page 47 of the BDG which recommends a minimum 22m back-to-back separation distance to be retained to maintain privacy and limit sense of enclosure. Therefore, this element of the scheme would cause no significant loss of privacy impacts to neighbouring amenity.

Due to the position of the host dwelling within the plot and significant separation distance from adjoining neighbours, the two proposed rooflights in the rear single-storey extension would not generate any adverse overlooking impacts to the neighbouring properties.

The two first-floor windows proposed in the front elevation would be road facing and more than 41m from the front fenestration of nos.50 and 52 Luckley Road. This is well in excess of the recommended 10 minimum front-to-front separation distance outlined in the BDG.

Loss of Light & Overbearing:

The proposed alterations to the main roof comprise hip to gable extensions on each side elevation. The BDG recommends that for side extensions, a gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width. A gap of approximately 2.4m would be retained on the eastern side boundary, with the extension extending the full width of the site on the western boundary. However, the existing host dwelling already extends up to the western site boundary, therefore, there are already views of the host dwelling from the rear fenestration of no.43. It is acknowledged that the mass of built form would increase along this boundary, however, as the host dwelling is set back a significant distance from the neighbour and would retain a 4.5m flank-to-flank separation distance, any adverse overbearing impacts would be limited.

Whilst a line of 45 degrees would be breached to no.43 as a result of the changes to the roof, the 45 degree rule of thumb is guidance rather than policy, and so is applied on a case by case basis. In this instance, the 45 degree rule is already breached by the existing host dwelling, therefore, it is not considered a robust basis to refuse this element of the scheme given its compliance with local policy in other respects, and given the neighbouring property would still have adequate access to natural light.

Due to the significant separation distances between the proposed porch and neighbouring properties, there are no overlooking or overbearing impacts that would be generated by this element of the scheme.

The single-storey rear extension would protrude an additional 4m to the rear which complies with BDG guidance. Page 56 of the BDG advises for rear extensions 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The extension would have a maximum eaves height of 2.95m which is acceptable in order to limit any detrimental overshadowing or overbearing impact to neighbouring amenity.

The impact on adjoining neighbours has been considered in detail. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with policies CP1, CP3 and guidance in the BDG.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms and the Council's Highways officer was consulted. They raised no objection as the existing four onsite driveway parking spaces meet the Council's parking standards and are acceptable.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space. The rear extension would protrude 4m into the existing garden space. A garden length of approximately 32m would be retained which is acceptable.

Landscape and Trees:

There are no protected trees on site and no hedging or trees would be impacted by the proposed development.

Ecology:

The application site is in an area suitable for bat roosts. A bat survey was submitted and the Ecologist concluded:

"The property showed no evidence of the presence of bats and lacked features that could offer access or crevice roosting opportunities for bats; occasional features such as partly broken tiles, were currently unsuitable for supporting crevice-dwelling bats or acting as access points. Therefore, the property has been assigned negligible suitability for bats overall".

CIL:

The Council's CIL officer was consulted and confirmed that the scheme will be more than 100sqm and CIL liable. They commented:

"The proposed development will be liable for CIL based on the measurements of the floorplans listed below.

Existing Plans 1 Rev B – 105.60sqm

Proposed Plans 1 Rev B and 2 Rev B – 221.39sqm

Net increase – 115.79sqm

Please note that any changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

[Wokingham Borough Council - CIL Forms \(exacom.co.uk\)](http://Wokingham Borough Council - CIL Forms (exacom.co.uk))

Should you have any queries regarding CIL, please contact:

Developer.contributions@wokingham.gov.uk".

Conclusion:

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

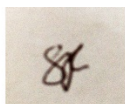
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	11 February 2025
Earliest date for decision:	30 January 2025

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



Date:	3.3.25
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