

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243055
Site Address:	26 Repton Road, Earley, Wokingham, RG6 7LJ
Expiry Date:	29 January 2025
Site Visit Date:	24 January 2025
Proposal: Householder application for the proposed single storey rear extension, first floor extension with raising of the roof, single storey side extension following demolition of existing car port/workshop, with changes to fenestrations.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Landscape Character Assessment Area

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 CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
41747	Single storey side extension to form car port	Approved 20/10/1993

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council object to the application by virtue of the bulk, mass, and appearance. They deem the extension as
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	being out of character with Repton Road to the detriment of local residents. If the application is to be approved, Earley Town Council would wish to see a condition to secure the parking spaces shown on the submitted drawings.
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application requesting the applicant to indicate ceiling heights on the proposed first floor plan to ensure that the proposed bedrooms are of a sufficient height. <i>Officer comments: It is not required to display such measurements on the proposed drawings for planning. However, this would be covered by Building Regulations.</i> Three neighbours have commented on this application objecting to the proposal, their objections are summarised below: • The size and design are not in keeping with the theme of the road. <i>Officer comments: The potential impact on the character of the area will be assessed within the main report.</i> • The time taken for the project will impact road access due to constant construction traffic. <i>Officer comments: This is not a material planning consideration. Additionally, it is not expected that construction works for a project of this scale would impact upon road access.</i> • Bungalows are a key necessity for less able people, this proposal would limit the availability of such housing in the street and borough. <i>Officer comments: The conversion of a single bungalow to a two storey house would not warrant a reason for refusal in this respect.</i> • The drawings include various errors with images not matching up. <i>Officer comments: Revised elevations were provided on 26/12/2024 to address these issues.</i> • The horizontal valley in the roof to the rear will lead to rainwater ingress. <i>Officer comments: Not a material planning consideration.</i> • The ground floor ceiling has been raised, and the windows will no longer reach the eaves, and this will not align with the properties either side. <i>Officer comments: The potential impact on the character of the area will be assessed within the main</i>

	<i>report. Additionally, this detail was addressed with the revised plans received on 26/12/2024.</i> • The increase in the size of the roof will impact light entering neighbouring properties. <i>Officer comments: Potential impacts relating to loss of light will be assessed within the main report.</i>
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APPRAISAL

Description of Development:

This application seeks permission to erect a single storey rear extension to the dwelling to extend the living room and to provide a family room. The erection of a single storey side extension to extend the kitchen and to form a store and shower room, following demolition of the existing carport/workshop. The conversion of the existing loft space, facilitated by the raising of the roof, to provide four bedrooms and four bathrooms. Plus, the erection of a front porch canopy 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:

Single Storey Rear Extension

The proposed single storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set approximately 1.4 metres from the boundary with the neighbouring property. Additionally, given the proportionate scale and unimposing design, the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. This element of the proposal is to the rear of the property where it would only be partially visible from the public domain which further demonstrates that it poses no harm to the character of the area.

Single Store Side Extension

The proposed single storey side extension does not adhere to R16 design principle within the BDG in relation to separation distances as the proposal is set approximately 0.2 metres from the boundary with the neighbouring property. But, given the proportionate scale and unimposing design, the side extension would have an acceptable impact on the appearance of the dwelling and wider area. The side extension would be visible from the public domain, but with the proposed materials to

match those of the existing dwelling, any potential harm to the character of the area would be greatly limited.

Loft Conversion & First Floor Extension

The proposed loft conversion is facilitated through the erection of a new first floor. The proposed ridge height would be 0.55 metres taller than the ridge height of the existing dwelling. The BDG states that 'eaves and/or ridge heights of a property should not be raised unless building in the local context are significantly taller.' The application site is a bungalow in the middle of a row of three bungalows which have an attractive and uniformed appearance. While the proposal would significantly change the appearance of the host property (by virtue of the new front dormers and side gables) and would introduce an undulating roofline along these three properties (by virtue of the raising of the roof by 0.55m), these changes would not be so substantial as to significantly detract from the character and appearance of the host dwelling, or the row of three bungalows.

While it is accepted that the proposal changes would change the homogenous appearance of this row of three bungalows, the host dwelling would retain its chalet bungalow character. Moreover, the wider local context, including houses on the opposite side of the road include a number of two storey properties.

As mentioned, two pitched roof dormers are proposed to the front elevation. The dormers would be positioned within the main roof, set back from the eaves line and the side of the roof, and they would not exceed the height of the ridgeline of the roof. This ensures that the dormers would appear as a subservient feature of the main roof.

Overall, limited harm would be attributed to this aspect of the proposal and no significant harm to the character and appearance of the site or surrounding street scene would occur to warrant such that would warrant refusal of this application.

Porch Canopy

A single storey front extension is proposed to form a porch canopy. The canopy would project 1.15 metres forward from the existing building line and is 1.9 metres wide. The front porch canopy therefore complies with the guidance in the BDG as the building is set well back from the street frontage, and it does not project more than 2 metres from the existing building line. As such, it is deemed that the front porch canopy poses no harm to the character of the area.

Changes to Fenestration

The proposed changes to fenestration will see two new ground floor windows introduced on the southern side elevation to serve the staircase and living room. Additionally, the existing rear kitchen window will be replaced with bi-fold doors. The proposed changes to fenestration would not impact upon the character of the area.

The proposal therefore complies with Core Strategy CP3 and with the relevant guidance contained within the Council's Borough Design Guide.

Neighbouring Amenity:

Single Storey Rear Extension

The proposed single storey extension would extend up to the rear of the dwelling and would be single storey in nature. There are no windows proposed on the side of the

extension and therefore there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is approximately 1.4 metres from the boundary with the neighbouring property, but an eaves height of 2.25 metres shows compliance with this guidance relating to overbearing.

Single Store Side Extension

The proposed single storey side extension would extend 2.4 metres from the side of the dwelling and is single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres with 2 metres of a side boundary. The proposed development is approximately 0.2 metres from the boundary with the neighbouring property, but an eaves height of 2.15 metres shows compliance with this guidance relating to overbearing.

Loft Conversion & First Floor Extension

The proposed first floor extension and loft conversion would mostly be aligned with the neighbouring properties. The first floor extension would only extend approximately 1.2 metres beyond the rear of the neighbouring property no. 26, and it would not extend beyond no. 22. It is therefore not deemed that the proposed first floor would be overbearing to the neighbouring properties and additionally it is demonstrated that it would comply with the 45-degree horizontal loss of light test as advocated within the BDG and the British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice." It is therefore not considered that the proposal would cause an unacceptable loss of light to neighbouring properties. With regards to overlooking, windows are proposed on the side elevations at first floor level, however the plans are annotated to show that the windows will be obscured glass. A condition will be recommended to secure this and to alleviate any potential overlooking concerns. Overall, it is not deemed that the proposed first floor extension and loft conversion would significantly impact upon neighbouring amenities.

Porch Canopy

The proposed front porch canopy does not introduce any overlooking concerns. Additionally, given the appropriate height of the porch canopy, and its siting within the centre of the plot, there are no concerns relating to loss of light or overbearing.

Changes to Fenestration

The proposed fenestration changes are at ground floor level, and it is not deemed that they would introduce any overlooking concerns.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB7, CT6

Officer recommended non-standard conditions: None

Consultee recommended conditions: CF4

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	29 January 2025
Earliest date for decision:	26 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	29/01/25