

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242444
Site Address:	35 Brook Street, Twyford, Wokingham, RG10 9NX
Expiry Date:	6 December 2024
Site Visit Date:	8 November 2024
Proposal: Householder application for the proposed raising of rear extension roof and change to existing fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Twyford
Twyford Station Conservation Area
Bat Roost Habitat Suitability
Radon Affected Area
Landscape Character Assessment Area – Wargrave-Twyford Arable Chalk Lowlands

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY

There is no planning history relating to the application site.

CONSULTATION RESPONSES

Internal

WBC Ecology: No comments received
WBC Built Heritage Officer: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council – “No comment subject to the conservation officers agreement.”
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a terraced two storey dwelling located within Twyford Station Conservation Area. Brook Street predominantly comprises late 19th Century rows of terraces which have a relatively uniform appearance although there is some variation in terms of rendering and architectural features. At the rear the site backs onto a cluster of commercial units including office space.

Proposal:

This application proposes raising the roof of an existing single storey rear addition by approximately 0.4m, to a total height of approximately 3.05m. The raised roof would retain the pitched form of the existing with the intention to re-use the existing slate tiles or like-for-like replacement tiles. Fenestration changes including the installation of patio doors on the rear elevation is also proposed. There are no proposed changes to the footprint of the existing dwelling.

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.

Design and Character of the Area:

The proposal would be a modest addition to the existing dwelling. The raising of the roof at the rear would add minimal bulk and would not detract from the appearance of the host dwelling due to the existing pitched form being retained and the proposed use of matching slate roof tiles, with the existing tiles re-used where possible. Moreover, the increased pitch would be minimal while the extension as a whole would remain in keeping with the size and appearance of several neighbouring examples. The proposed fenestration would be proportionate in size to the existing and subsequently have a neutral impact on the appearance of the host dwelling.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy Policies CP1 &

CP3.

Impact on Designated Heritage Assets:

The site falls within Twyford Station Conservation Area, a designated heritage asset. Paragraph 201 of the NPPF states that LPAs should avoid or minimise any conflict between the asset's conservation and any aspect of a proposal. Policy TB24 of the MDD Local Plan outlines that the Council will conserve and seek to enhance the designated heritage assets in the Borough and their settings.

The Council's Built Heritage Officer has reviewed the proposal and raised no objection, noting that the development would not be visible from the public realm of Brook Steet. As such, and due to the modest scale of the development, the proposal would not introduce any detrimental impact to the character and appearance of the conservation area. The proposal would therefore conserve the conservation area and its historic character in accordance with the NPPF and policy TB24.

Neighbouring Amenity:

While sited in very close proximity to the shared side boundary with No.36 Brook Street adjacent, the proposal would not result in a significant change to the existing relationship with this neighbouring property. The increased ridge height by approximately 0.4m would not have a discernible impact in terms of bulk. Therefore, the proposal would not introduce any adverse harm on neighbouring amenity in terms of loss of light, loss of privacy or any overbearing impact.

Ecology:

The site is located within an area where bat roosts have previously been identified. A Preliminary Bat Roost Assessment (Chase Ecology) was submitted in support of the application which concludes that the proposed works would affect a part of the site which offers no suitable features of value to roosting bats, and no evidence of bats internally or externally within the site were identified during the survey. However, as the main roof of the dwelling demonstrates value to bats, and commuting bats were identified, mitigation measures during the development including an 'avoidance zone' are recommended. These measures are secured via the recommended condition.

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:	26 November 2024
Earliest date for decision:	7 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	26 November 2024