

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243123
Site Address:	38 South Lake Crescent, Woodley, Wokingham, RG5 3QJ
Expiry Date:	5 February 2025
Site Visit Date:	7 January 2025
Proposal: Householder application for the proposed single storey side extension and part garage conversion to habitable accommodation, insertion of rooflight and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Woodley
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
F/1997/66205	Proposed single storey rear extension to dwelling and to form garage.	C/A – 10/10/1997
411/48	Semi-detached house	Approved – 14/12/1948

CONSULTATION RESPONSES

Internal

WBC Highways: No objection
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site is a semi-detached dwellinghouse on a late 1940s residential development in Woodley. The dwelling benefits from an attached garage which is set well back from the principal (front) elevation. Proposal: This application proposes the erection of a single storey side extension to the existing dwelling, the part conversion of the garage to create additional habitable accommodation, plus fenestration changes. The proposed extension would effectively enlarge the existing addition, continuing its slanted projection it would have a total ridge height of approximately 2.65m, depth of 5.9m and width of 3m. 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: South Lake Crescent comprises an established residential area characterised by predominantly two storey semi-detached dwelling. There is a distinctive deliberate layout to the area, whereby for the most part, dwellings are regularly positioned around an elongated road layout with broadly consistent set backs from the highway and spacing between the semis (at first floor level). At some prominent corner plots, including the application site, dwellings are chamfered to address the corner which adds interest and aids legibility. Although the estate has been added to and altered over time, including various examples of extensions, the underlying layout structure is still discernible.

There are various examples of side/front extensions visible from the street scene which contribute to the variety of frontages. While the proposed extension is of a relatively large depth, it would be fairly discernible from the street scene due to its appropriate set back from the principal (front) elevation, matching flat roof form, the chamfered orientation of the site and its existing relationship with No.37 South Lake Crescent adjacent to the west.

While the proposed extension would be sited in very close proximity to the side (flank) boundary shared with No.37, this is a common relationship within the immediate street scene and a minimum separation distance of 2.1m from the neighbouring property would be retained, supporting the spacious character and respect of the distinctive layout. Moreover, the visual impact of the development would be further mitigated by the proposed use of matching external materials to the existing dwelling.

The proposed fenestration changes are relatively minor and would remain proportionate in size to the host dwelling. The proposed rooflight would be flush with the roof plane and would therefore have a neutral impact on the appearance of the site. 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.

Neighbouring Amenity:

Due to the proposal being set back from the principal (front) elevation, retaining a separation gap of approximately 2.1m from No.37 South Lake Crescent adjacent, and its relatively modest flat roof form there are no concerns relating to potential impact on neighbour amenity in terms of loss of light, overbearing or overlooking impact.

Other:

The proposal would not impact on the site's existing parking provision or on any existing soft landscape features. The proposed works would not impact the main roof, or any other potential bat roost features, and therefore no bat surveys are required for the assessment of this application.

Subject to conditions, the application is acceptable and is therefore recommended for **approval**.

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	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	3 February 2025
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Earliest date for decision:	5 January 2025
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Recommendation agreed by: (Authorised Officer)	
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Date:	3 February 2025
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