

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242969
Site Address:	117 Gipsy Lane, Wokingham, RG40 2BW
Expiry Date:	6 January 2025
Site Visit Date:	18 December 2024
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.75m, for which the maximum height would be 3.46m and the height of the eaves 3.00m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
152411	Application for a certificate of lawfulness for the proposed erection of a flat roof dormer to rear elevation of dwelling and two rooflights at front elevation.	Approved 28/10/2015
151288	Proposed erection of single storey side extension to dwelling.	Approved 30/06/2015

REPRESENTATIONS

Neighbours	One neighbour objection (04/12/2024). Concerns include: - Right of access for no.119 Gipsy Lane along the side and rear of no.117 Gipsy Lane being impacted. - Reduced light to no.119 Gipsy Lane.
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APPRAISAL

Site Description:

The site consists of a two-storey end of terrace property located on Gipsy Lane, Wokingham.

Land/ Property Designations:

There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).

The site is within an area suitable for bat roosts.

Consultation:

All adjoining neighbouring properties were consulted on 26 November 2024 and given the statutory 21 days to respond. One objection letter was received.

Assessment:

Under The Town and Country Planning (General Permitted Development) (England) Order 2015, Permitted Development Class A, A.1 (g) states *“for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-*

- (i) *extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or*
- (ii) *exceed 4 metres in height;*

The dwellinghouse is a terraced property. The single storey rear extension would extend beyond the wall of the original house by approximately 4.72m and would have a maximum height of approximately 3.46m. As such, the rear extension proposal complies with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Permitted Development Class A, A.1 (g).

The single storey rear extension is modest in scale and would be set well back from the highway, therefore, would not be clearly perceivable from the street scene. There would be limited views of the extension from the gap between the host dwelling and no.115 Gipsy Lane. As such, the proposal would not have an adverse impact on the character of the host dwelling or local area.

Section 4 of the Borough Design Guide (BDG) recommends that a minimum 1m separation gap should be retained between the flank wall of the development and the site boundary, in order to limit a sense of enclosure. The BDG also recommends that for rear extensions ‘The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary’.

Whilst it is noted that the adjoining site at no.115 Gipsy Lane is set lower than the host site, the proposed rear extension would maintain a gap of approximately 1.4m from the shared boundary with this neighbour.

One third party raised an objection to loss of light impacts caused to no.119 Gipsy Lane. The eastern flank of the extension would retain the building line of the existing rear single-storey extension along the shared boundary with no.119 Gipsy Lane. The extension would protrude the same distance from the rear of the host dwelling as the existing single-storey rear extension. The extension would have a flat roof form, and the eaves height would measure approximately 3.46m. This is approximately 0.41m taller than the eaves height of the existing single-storey rear extension. However, the roof of the existing rear extension has a mono-pitch roof form and slopes upwards by an additional 0.57m to adjoin the rear wall of the host dwelling. In addition, the rear extension would not extend beyond the existing rear extension of no.119 Gipsy Lane. Therefore, the relatively minor changes to the roof form of the rear extension would have a negligible loss of light or overbearing impact to no.119 than the existing arrangements.

Right of Access:

One third party raised concern regarding the right of access down the side and to the rear of the host dwelling to access the rear garden of no.119 Gipsy Lane. The proposed extension does not alter the current arrangements with side and rear access retained.

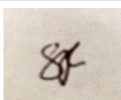
Conclusion:

In conclusion, limited adverse impacts on residential amenity are considered to arise and there would be no detrimental impact on the character of the local area. As such the proposal 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.

RECOMMENDATION

Recommendation:	Approval
Date:	18 December 2024
Earliest date for decision:	17 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	19.12.24