

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250409
Site Address:	122 Hilmanton, Earley, Wokingham, RG6 4HJ
Expiry Date:	22 April 2025
Site Visit Date:	7 April 2025
Proposal: Householder application for the proposed erection of a two-storey extension to link the garage to the main dwelling, conversion of the garage to habitable accommodation, addition of 3 no. dormers to facilitate creation of first floor accommodation plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 – Major development location of Earley
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
23554	Detached House and Garage	Approve 18 th July 1985

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Landscape and Trees – No Objection Subject to Conditions
WBC CIL

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection subject to condition that the accommodation is shall only be used incidental to the use of the main dwelling and shall not be used as a separate unit of accommodation without prior approval of WBC and to ensure that adequate car parking is always provided on curtilage, to avoid impact on the amenity of neighbouring properties. Pursuant to Policies CP3 and CC07. <i>Officer comment: As recommended by the Highways Officer, a condition will be attached to the decision notice that the proposed garage conversion and extension must remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.</i>
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: The site is a 1980's detached house in the residential area of Earley and located at the end of a cul de sac comprising houses of similar design and age. The property benefits from a detached double garage and open plan paved front garden with a driveway for off street parking. The rear aspect of the house faces onto amenity land where there are veteran oaks and other mature trees.

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.

Proposal: A two-storey extension to link the garage with the main dwelling; conversion of the garage to habitable accommodation; addition of 3 no. dormers to facilitate first floor accommodation plus changes to fenestration. On the ground floor, the garage space would be converted to a gym/office and the extension would form a pantry and WC. The first floor would provide a storage area accessed by an internal staircase.

The proposed front/side (south) facing elevation of the infill extension would measure 2.2m in width and bring the overall width including the existing garage to 7.5m.

At the front, on the ground floor there would be 2 no. openable windows to replace the garage doors and one small window to serve the pantry. The first floor would have 2 no. dormer windows at the front on the existing roof slope; and a skylight on the infill extension roof.

The rear (north facing) elevation of the garage and infill extension would have a dormer extension spanning the width of the roof measuring 7.5m in length, 2.4m in depth and 2.1m in height. On the ground floor, bifold doors to the gym/office would provide access from the rear garden and there would be 1 no. window to serve the WC. On the first floor there would be 2 no. windows.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- Front extensions should not project significantly forward of the building line.

Hilmanton comprises detached houses with open plan front gardens and driveways for off road parking. Single or double garages are either integral to the main dwelling or detached. Although there are no other examples of infill extensions in the immediate street scene, the property is located at the end of a cul de sac and set at an angle to the adjacent properties. An evergreen hedge along the front side boundary with no. 23 would also provide partial screening of the extension when viewed from the west. Therefore, the proposal would not disrupt the building line in the street. Furthermore, the roof height of the extension would be in line with the existing garage roof and be subservient to the main roof line of the dwelling. The extension would be at right angles to the front elevation of the main dwelling house and in line with the front elevation of the garage. Therefore, it would not project significantly forward of the building line.

Overall, if the materials used match the existing dwelling house, the proposal would comply with Policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on

extensions which relate to protecting residential amenity. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Across a street, the Councils minimum distance of 10m is an accepted guide for the distance to provide sufficient privacy.

Overlooking: The front elevation will have the addition of no. 2 windows on the first floor and no. 2 windows on the ground floor that will face onto no. 121 Hilmanton. The separation distance would be approximately 25m and comply with the Councils BDG guidelines. At the rear, the first-floor dormer windows would face onto open amenity land and mature trees. Therefore, there are no concerns related to overlooking.

Loss of Light: There are no concerns related to loss of light.

Overbearing: The infill extension would protrude 2m beyond the rear wall of the main dwelling and would be in line with the rear wall of the garage. The roof would be subservient to the roof of the main dwelling. Therefore, there are no concerns related to overbearing.

Overall, the proposal would comply with CP3 in relation to neighbour amenity.

Highway Access and Parking Provision:

The Councils Highways Officer has commented that *"The proposed extension and garage conversion appears to result in a potential annexe accommodation. Highways recommend that this remains ancillary to the main dwelling. The garage is to be removed; however, it is considered that the existing driveway frontage can accommodate parking for at least three vehicles. On that basis, and combined with the ancillary nature of the works, the level of parking meets WBC parking standards and is considered acceptable."*

Suggested condition: Annexe to remain Ancillary to Main Dwelling:

The proposed garage conversion and extension shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: *In the interest of highway safety; to ensure acceptable access and parking*

Landscape and Trees: The Council's Tree and Landscape Officer has commented that *"Veteran oaks and other mature trees are significant publicly visible amenity features along the footpath at the rear of the property and can be seen from between and over the buildings of Hilmanton. A tree report has been submitted which locates the relevant trees and suggests that the new built form will impact the rooting area of T3 of the report. The permanent form will be well within the suggested 20% maximum incursion of the BS5837:2012, so I am not unduly concerned about this aspect. However, the demolition/building phase would be within the rooting area of the tree, so if the proposal receives consent, I have suggested a condition for its protection. This will help the application accord with the relevant parts of policies such as CC03, CP3 and TB21. The veteran trees are sufficiently far from the scheme (i.e. more than 15m as defined in Government Guidance: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions) so they will not be directly*

affected.

Suggested condition: CL7: tree protection.

The Tree and Landscape Officer also expressed concern that the extension would block out existing views of the green backdrop. However, given the limited width of the extension and that the roof height would be the same as existing garage roof, the mature trees will still be clearly visible and there will be no significant loss of the green backdrop.

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:	Yes
Recommendation:	Approve
Date:	8 April 2025
Earliest date for decision:	18 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/04/25