

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250197
Site Address:	102 Redhatch Drive, Earley, Wokingham, RG6 5QR
Expiry Date:	30 April 2025
Site Visit Date:	19 February 2025
Proposal: Householder application for the proposed two storey front, side and rear extension, plus the addition of 2 no. roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley
Tree Preservation Orders

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
150733	Proposed erection of two storey side and single storey front extensions following demolition of existing detached garage.	Approve 29 th July 2015

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Landscape and Trees – Objection
WBC CIL

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: A two-storey semi-detached dwelling occupying a spacious corner plot on a residential road in the major development location of early. The property occupies a corner plot with the principal elevation facing onto Redhatch Drive and the side boundary facing Collins Drive. It is enclosed by a fence on the two sides that face the highway and benefits from a large garden with off street parking.

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 front, side and rear extension, plus the addition of 2 no. roof lights and changes to fenestration. On the ground floor the extensions would facilitate a study, utility room, WC and open plan kitchen dining room. On the first floor there would be 2 no. additional bedrooms and an ensuite.

The two-storey front, side and rear extension would measure approximately 7m in width, 10m in length from front to back, and the maximum height would be 7.5m to the top of the pitch roof. The rear single storey extension would measure approximately 5.2m in width, extend beyond the original wall of the dwelling by approximately 2m and be approximately 3.5m from ground level to the highest point of the sloping roof. The front elevation of the two-storey extension would have a porch with pitch roof and window on the ground floor; and the first floor would be set back and have a window. The side elevation would have a door on the ground floor and a window on the first floor. The rear elevation would have a two-storey rear extension with a gable roof as well as a window on the ground and first floor. The single-storey rear extension would have a sloping roof, 2 no. roof lights and bifold doors.

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.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

The site is located on a spacious corner plot that faces onto Redhatch Drive and is at the junction with Collins Drive. The street scene is made up of detached and semi-detached houses or bungalows. The highway is edged with grass verges and mature trees planted at intervals. Boundary treatments are varied and comprise low fences, brick walls and hedges.

The maximum ridge height of the two-storey extension would be lower than the main roof line. The side elevation would be approximately 2.5m from the side boundary and the front elevation would be in line with existing. While the proposed extension is considerable in size and not subservient to the host dwelling, it would be marginally set down from the main roof ridge, set back from the front elevation, the property occupying a spacious corner plot in the streetscene. Hence the rhythm of buildings and gaps along the street frontages would not be significantly disrupted. Furthermore, the immediate neighbours at 100 and 104 Redhatch Drive have similar two storey front and side extensions. Therefore, the proposal would be commensurate to the size of the plot and not significantly impact the character of the area.

Overall, 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.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking: The dwelling occupies a corner plot and the window on the first-floor side elevation would be approximately 17m from the side elevation of 100 Redhatch Drive. However, the window would serve an ensuite, and would be conditioned to be

obscure glazed and non-opening below 1.7m from the internal floor level. At the front and rear, the distance to the nearest habitable room would be approximately 30m. Therefore, there are no concerns related to overlooking would be no impact on overlooking.

Loss of Light: The single storey rear extension adjacent to the boundary would not extend beyond the rear extension at no 104 and so there are no concerns related to loss of light.

Overbearing: The rear ground floor extension would project 2m from the main rear wall that would abut against an existing rear extension at 104 Red Hatch Drive. The eaves and roof height would be subservient to the main roof line. The front extension would not extend forward of the original building line. Therefore, there are no concerns related to overbearing.

Overall, the proposal would comply with Policy CP3 of the Core Strategy related to neighbour amenity.

Highway Access and Parking Provision: No objection raised. The Highways Officer has commented that *"the proposal will increase the numbers of habitable rooms from 4 to 6. The existing driveway parking will be retained. According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The retained driveway of dimension 13m x 12.4m will have ample spaces for car parking by utilising the existing dropped crossing, which is acceptable. The proposed direct access to the rear garden remains suitable for cycle storage, which is acceptable."*

Landscape and Trees: The Tree and Landscape officer has objected to this application commenting that: *"Tree Preservation Order (TPO) 1423/2012, T1 and T2, both oaks, grow in the rear garden. T1 and a goat willow provide backdrop green infrastructure."*

T1 of the TPO (T2 of the arb submission) states circa 10.46% of the RPA will disappear beneath built form and that this is acceptable according to the BS5837. However, for T2, there have been at least the fourth occasions that works have been undertaken in its rooting area, for track and road works and a drain. Point 5.3.2 states the 'cumulative effects of incursions into the RPA e.g. from excavation for utility apparatus is damaging and should be avoided.' T2 has a survey category of B3, i.e. a tree 'in such a condition as to make a significant contribution but may have slight defects or imperfections.' It has a suggested life of 10 to 20 years in which to offer amenity. Apart from a recent crown reduction which has removed many tertiary branches, the tree is in reasonable health. I take from the submission that there is no reason to believe it will not remain so, but only if there is no more incursion into its rooting area.

T2 has been classified as a mature tree. According to the BS5837 point 5.2.4 mature trees need 'particular care' and that '...adequate space should be allowed for the trees long-term physical retention and future maintenance.' Point 5.3.1 states 'The default position should be that structures are located outside the RPAs of trees

to be retained' unless there is an overriding justification. Given the cumulative effect of repeated road works in the RPA, I suggest any further incursion into the RPA e.g. by this household extension, would risk the health of the tree and the public amenity it provides.

The mass, location and height of the proposed side extension would remove protected green backdrop of high local amenity value from public view as seen from Redhatch Drive. This would be contrary to Design Guide point R23, plus policies such as CP3, CC03 and TB21."

The applicant has acknowledged the Tree Officers comments and revised the proposal to reduce T1 root protection area intrusion to 7.61% in line with permission 150773. This previous permission included a pre-commencement condition requiring that the proposed mitigation measures be implemented in accordance with the Arboricultural Impact Assessment that supported the application.

Hence, in light of the Council's position outlined on the previous decision (150773), it is considered that provided a similar condition is imposed to protect T1 during construction works, this constraint would not warrant refusal of the application in its own right. Therefore, the proposed revised tree protection measures are considered to be acceptable.

In landscape terms, it is recognised that there will be some loss of protected green backdrop when viewing the TPOs from Redhatch Drive. However, they will remain partially visible above the extension and their positive visual impact will not be significantly lessened when viewed from the public realm along sections of Collins Road.

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.

This application may be liable for CIL. Please note that changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

Wokingham Borough Council - CIL Forms (exacom.co.uk)

Please note that CIL extension exemption can only be granted to the party assuming liability. The liable party must also occupy the dwelling as their main or sole residence.

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:	27 March 2025
Earliest date for decision:	7 March 2025

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