

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242849
Site Address:	207 Silverdale Road, Earley, Wokingham, RG6 7NY
Expiry Date:	6 January 2025
Site Visit Date:	26 November 2024
Proposal: Householder application for the proposed single storey side and rear extension.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
163123	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 3.60 metres, for which the maximum height would be 2.65 metres, and for which the height of the eaves would be 2.55 metres.	Prior Apporval Apporval 02/12/16

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection subject to WBC imposing the following conditions: As the alterations result in an accommodation with a separate entrance, the extension as hereby approved shall only be used as ancillary accommodation to the main dwelling house and shall not be used, sold or sub-let as separate dwellings. Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08. As the alterations result in an accommodation with a separate entrance, any business use of the extension shall only be incidental to the main dwelling house. Reason: A separate business use may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, and Managing Development Delivery Local Plan Policies CC01 and CC07. Officer response: It would appear ancillary to main dwelling and such restrictive conditions are not necessary.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey semi-detached dwelling with detached garage.

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.

Character of the Area: The Borough Design Guide states that “*side extensions should not generally project forwards of the building line on the street frontage*” and “*a gap should be retained between the building and the site boundary and this should be a minimum of 1m in width*”. The single storey side extension would not project forwards of the building line on the street frontage but would be less than 1m in width from the building to site boundary, thus not fully complying with the BDG. However, it is noted that the existing garage is already up to the boundary of the no.205. As such, an extension that does the same would not result in harm to the character of the area despite not being completely in accordance with the Borough Design Guide. The single storey side extension would be modest in scale and will be a subservient feature to the dwelling. The new garage door as part of the side extension would not harm the street scene.

The flat roofed single storey rear extension exceeds the recommended 4m depth for extensions advocated within the BDG, with a depth of 8m. However, following the demolition of the garage, the depth increase would only be approx. 2.32m in depth of the existing arrangement. Furthermore, the host property has a very spacious garden to accommodate such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposed walls and roof (flat roof- fibre glass) will match the existing thus in keeping with the current characteristic of the dwelling.

Neighbouring Amenity:

Overlooking: The windows on the side elevation facing no.209 would be screened by the existing boundary treatment, thus preventing overlooking.

The en-suite window to the rear would be screened by the rear boundary treatment.

The window facing no.205 would not result in overlooking given the window would face a brick wall with no openings.

Loss of Light/Overbearing: The difference in height from the existing garage to the proposed extension is approx. 7cm, thus a marginal increase in height which would cause no harm.

As the extension is single storey, there is no concerns on overbearing or loss of light to habitable rooms of no.205.

Highway Access and Parking Provision: The Highways Officer received the revised submission to address to the Highways responses dated 14th November 2024 on the sufficiency of parking provisions.

The proposal will increase the numbers of habitable rooms from 5 to 6. As the existing garage of dimensions 5.5m x 2.9m does not fully meet the council's requirements for car parking, there will be no loss of garage parking spaces. Two driveway parking are proposed within the red line.

According to the WBC Car Parking Standards, the development in Urban location will require two parking within the red line boundary subject to the total numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway will have sufficient spaces for two driveway parking spaces, which is acceptable.

The proposed store will be suitable for cycle storage, which is acceptable.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupiers.

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:	6 January 2025
Earliest date for	3 December 2024

decision:	
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Recommendation agreed by: (Authorised Officer)	
Date:	6 January 2025