

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242832
Site Address:	31 Hurst Park Road, Twyford, Wokingham, RG10 0EZ
Expiry Date:	7 January 2025
Site Visit Date:	26 November 2024
Proposal: Householder extension for the proposed first floor rear extension plus garage conversion into habitable space and side extension to form porch and covered storage space. Plus changes to existing fenestration.	

PLANNING CONSTRAINTS/STATUS

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

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- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Ecology: No objection subject to conditions

WBC Highways: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council: No comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two-storey link-detached residential property.

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 single storey side extension would be modest in scale and will be a subservient feature to the dwelling. The side element of the extension will have an unconventional roof form, but this will not be appreciable from the public realm – it has been designed so that a small pitch roof element at the front will be visible which screens a larger flat roof section behind, this would result in an acceptable visual impact. The side extension would be set back from the building line, thus complying with the BDG. Furthermore, within the street scene there are other examples of such garage roof forms including no.27 and no.33.

The garage conversion into a fitness room/home office would not harm the street scene as it would be internal.

The BDG states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. It also states that the maximum eaves and ridge height should be no more than those of the existing property. The first-floor rear extension would project less than 4m and would extend

above the existing ground floor projection. The eaves/ridge height would match that of the existing. Furthermore, the pitch of the roof of the rear extension would match that of the existing, thus complying with the BDG. 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 roof, brickwork and windows are to match the existing, thus in keeping with the current characteristics of the dwelling. The introduction of 2 rooflights would not harm the street scene.

Neighbouring Amenity:

Overlooking/loss of privacy: The rear elevation of the property already contains two windows at first floor level, and it is not considered that the rear extension would not result in a loss of privacy or overlooking for neighbouring properties. The addition of 2 rooflights would not result in overlooking.

The first floor en-suite window in the side elevation facing no.29 will be conditioned obscured glazed.

Loss of Light: The rear extension at first floor level will only extend approximately 2 metres to the rear of the property and would not increase beyond the highest point of the roof. Due to the location and orientation of nearby properties it is not considered that the proposal would give rise to any overshadowing concerns, as the 45-degree rule would be complied with for habitable windows on the rear elevations of adjoining properties.

Overbearing: The single storey side extension would not be considered overbearing.

At a similar height to the other two storey dwellings in the surrounding areas as well as a similar footprint to other nearby dwellings, the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Amenity Space: The garage conversion is part of the existing footprint of the property and the first floor extension is above an existing ground floor projection. This does not therefore affect the rear amenity space and is acceptable in this regard.

WBC Highways: The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards.

As the existing garage of dimensions 5.2m x 3.2m does not fully meet the council's requirements for car parking, it is considered that there will be no loss of garage parking space. Due to the length of the existing driveway this is suitable for one parking space.

The submitted drawing indicates two driveway parking spaces will be provided and although the layout is not ideal it would provide opportunity for additional off-street parking which is welcome in close proximity to a junction. The level of parking is therefore considered acceptable in this instance. The existing dropped crossing

would need to be utilised, and it should be noted that there is a precedent for access of this nature for neighbouring properties.

Pedestrian access to the main entrance door would remain similar to the existing situation.

The proposal includes a storage area which would be suitable for cycle storage. The officer has requested a cycle parking condition, however given the nature of the application such condition is deemed not necessary

WBC Ecology: All species of bats receive special protection under UK law. It is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations) to deliberately or recklessly destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from the Natural England. A bat roost is interpreted as any structure or place used for shelter or protection” whether or not bats are present at the time.

The Ecology officer requested for a condition to secure resurvey or pre-commencement checks if works do not commence within 12 months. The proposed condition is not considered to meet the 6 tests. The officer had no objection to the current surveys submitted. It is important to note that the owner and their contractor are aware of the risk and the legislation protecting bats and consequences if they recklessly and deliberately cause disturbance. The Informative I17 has been included as part of the decision notice.

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:	Approved
Date:	7 January 2025
Earliest date for	3 December 2024

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	7 January 2025