

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241871
Site Address:	47 Simons Lane, Wokingham, RG41 3HG
Expiry Date:	20 September 2024
Site Visit Date:	02/08/2024
Proposal: Householder application for proposed erection of a single storey front extension to create porch, two storey rear and side extension along with changes to fenestration to include additional roof lights, detached garage with associated driveway entrance and dropped kerb plus removal of the 2no existing chimneys.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Landscape Character Assessment Area
- 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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
163519	Full planning application for the proposed erection of a new 4 no bedroom dwelling following demolition of existing bungalow.	Approved, 05/07/2016
162232	Full planning application for the proposed erection of a new 4 no bedroom dwelling following demolition of existing bungalow.	Refused, 07/11/2016
180314	Full application for the proposed erection of a replacement 5 bedroom dwelling following demolition of existing dwelling and retention of existing garage.	Approved, 11/04/2018
200805	Full Planning application for the proposed erection of a 1no. three bedroom dwelling following demolition of existing dwelling.	Approved, 17/06/2020
211168	Application for submission of details to comply with the following condition of planning consent 200805 dated 17/06/2020. Condition 3. External Materials. 4. Landscaping. 5. Protection of trees. 6. Bat licencing.	Approved, 13/06/2021

CONSULTATION RESPONSES

Internal

WBC CIL – The proposed development is CIL liable.
WBC Ecology Householder – No comments received.
WBC Trees and Landscape – No objections, subject to a condition.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	49 Simons Lane – The following objections have been raised: - There is no Tree Survey Report included in the bundle of documents submitted with the application. - The new garage is situated far too close to the line of trees running between Nos. 47 and 49 Simons Lane. - This line of trees lies mainly in the ownership of No. 49 Simons Lane and so outside the control of the application site. - The new garage cannot fail to encroach on the root protection zone for this line of trees thereby putting these trees at risk of serious damage or premature

	failure. - There is no signage to indicate the glazing in the first floor window frame to the front right bedroom en suite shower room (on the south-west elevation) is obscure glass for reasons of privacy and to prevent overlooking to the property at No. 49 Simons Lane.
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APPRAISAL

Site Description:

The application site relates to bungalow house located in an established residential area that is characterised by detached properties that vary in style and architecture. A number of properties have benefited from extensions to the front, side and rear of the property.

Following the receipt of amended plans received on 16/09/2024, the garage and side access drive have now been omitted from this scheme. This application will be assessed in accordance with the updated plans.

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:

It should be noted that proposed extensions would result in a dwelling that is generally comparable in size, scale, design, and footprint to the replacement dwelling approved under planning application ref: 180314. In this scheme, the ridge height would increase by approximately 0.5 metres from the existing dwelling and would align with the neighbouring property at No.49. This would represent a modest increase in height and the new shallow pitched, gable ended roof design would not appear out of place given the mixed roof forms present along Simons Lane.

It is recognised that the additional depth of the dwelling, created the proposed two-storey rear extension, would increase the visual mass to the dwelling, practically when viewed from the gap between the shorter, neighbouring bungalow property at no.45. However, the new single storey side extension which incorporates a mono-pitched roof form would provide some relief from the apparent bulk and mass of this extension. Furthermore, an approximate 2 metre separation gap would be maintained from the shared boundary with no.45 which would respect the spatial character of the area and maintain the characteristic green gap along this road.

The proposed single storey front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient and sympathetic to the host property.

Considering the previously approved permission on the site and the acceptable alterations proposed in this application, the proposals would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking

The new windows on the front elevation would overlook a row of trees which border Simons Lane. As such, no overlooking or loss of privacy concerns from these windows would arise.

The new first-floor bedroom windows which face the south-western side boundary would rise slight concerns of overlooking towards the rear garden of no.49. However, views towards the rear patio area of this neighbouring property would be largely obscured by the dwelling itself. Furthermore, the shared boundary is well screened by mature vegetation which reduces the potential impact of overlooking. However, the two first-floor ensuite windows on the south-west side elevation should be obscure glazed, as they provide more direct views toward the rear patio of No. 49. A suitable condition will be attached to any approval.

The views offered from the fenestration proposed on the rear elevation would be positioned over 22 metres away from any neighbouring dwellings to the rear. As such, any overlooking or loss of privacy concerns are minimal.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of light

The proposed extensions would result in a reduction of sunlight and daylight to a series of ground floor side windows at No. 45. However, the councils' records indicate that these windows function as secondary windows to habitable rooms. In any case, the two-storey element of the extension would be set approximately 3 metres away from these neighbouring side windows, and the increased ridge height and alterations to the roof pitch would not cause any unreasonable loss of light. The steep roof slopes would still allow the side window and roof lights to receive adequate levels of sunlight and daylight, similar to the current situation, during certain times of the day. Consequently, the proposals would not any unacceptable overbearing or loss of light impacts to the adjacent neighbouring properties.

With respect to no.49, the proposals would be suitably located away from the south-west side boundary and of modest proportions not to pose any unreasonable loss of light concerns.

Overbearing

The proposals would be appropriately set back from the adjacent side boundaries by at least 1 metre and would not significantly project beyond the front or rear elevations

of either neighbouring property. Consequently, any concerns regarding overbearing impact or a sense of enclosure would be minimal.

Highway Access and Parking Provision:

The block plan shows the provision of three off-street parking spaces which be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards.

A suitable condition will be attached to any approval to ensure that the driveway is surfaced with a permeable and bonded material and that the proposed parking arrangement is maintained for parking only.

Amenity Space:

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Landscape and Trees:

An Arboricultural Impact Assessment & Method Statement was submitted by the agent on 24/09/2024.

The Council's Trees and Landscape Officer has reviewed this application and notes that no trees are to be removed or pruned, according to the arb submissions. However, the scheme will impact the roots of onsite and third-party trees. The root protection area (RPA) for T2 has not been adjusted for the root-impermeable surface of the road. However, the canopy of the tree has been much reduced, which in turn reduces root extent, so it is likely that the RPA is sufficient. The RPA of T8 has similarly not been adjusted for the house foundations but given the age of the property and building regulations at that time, it is possible there will be roots under the house. Overall, the Trees and Landscape Officer considers that mitigation for trees during and after demolition and construction appears to be robust.

The Trees and Landscape Officer has recommended a condition to ensure the protection of trees throughout the duration of the development. Additionally, a landscaping scheme for the front area of the site has been suggested in the interest of visual amenity. A soft landscaping plan was submitted by the agent on 08/10/2024. Upon review, the Trees and Landscape Officer has deemed the submitted details acceptable, and therefore, this condition is no longer required.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that border Simon Lane.

The supporting Preliminary Roost Assessment (John Wenman Ecological Consultancy, April 2024, ref: R2651_PRA_a) found that the property has been assigned moderate potential suitability for bats - 15 medium-sized droppings found during the survey in March 2024, resembling those typically deposited by long-eared bat species, inside the roof void is consistent with the continued presence of a day roost used by an individual brown long-eared bat. As the development proposals could result in the damage/destruction of a bat roost, further surveys were recommended to characterise the confirmed bat roosts and determine the presence

or likely absence of other bat roosts in the house. A following up Bat Emergence Survey (Arbtech, June 2024) was carried out and concluded that although no bats were observed emerging from the building during the surveys, previous BERS in 2019/2020 found a day roost of a single brown long-eared bat which was also supported by the PRA (John Wenman Ecological Consultancy, 2024) that found droppings consistent with a void dwelling species within the loft. A new EPSL application to Natural England will therefore be required to legally permit the proposed works. Due to the number of roosts and species present, the site is eligible for a Bat Mitigation Class Licence (BMCL). A suitable condition will be attached to any approval.

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:	Approval
Date:	23 September 2024
Earliest date for decision:	16 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.10.2024