

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250203
Site Address:	79 Wessex Gardens, Twyford, Wokingham, RG10 0BA
Expiry Date:	27 March 2025
Site Visit Date:	17 February 2025
Proposal: Householder application for the proposed raising of the existing roof to create habitable accommodation, to include 2 No dormers and changes to fenestration. Plus the erection of a canopy above the porch.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Locations
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Radon Affected Area
Landscape Character Assessment Area
Land Terrier
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 CP6 – Managing Travel Demand CP7 – Biodiversity 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 TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY

Application Number:	Description:	Decision & Date:
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20103	Single storey front and side extension	Approved 22/09/1983	–
18594	Single storey front extension	Refused 16/12/1982	–
1388/73	Detached Bungalow and garage	Approved 22/11/1973	–

CONSULTATION RESPONSES

Internal

WBC Highways – No object subject to conditions
WBC CIL – Development is not CIL Liable
WBC Ecology – No objection

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is a north facing detached bungalow towards the western side of Wessex Gardens. The immediate surrounding area is a residential area, characterised by a wide variety of bungalows and detached properties varying in design and character. Dwellings in the area are set back from the main road which allow for private driveways and modest, well preserved front gardens.

The existing dwelling has light brown bricking for the external walls of the house with dark tiled roofing and maroon detailing for existing fenestration on the property. The existing dwelling has a rear extension which match the overall material and colour of the property.

Proposal:

Planning permission is being sought for the proposed raising of the existing roof to create habitable accommodation, to include 2 no dormers and changes to fenestration, plus the erection of a canopy above the front porch.

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.

Design/Character of the Area:

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.

The Borough Design Guide provides some useful guidance on roof alterations and dormers:

- The eaves and/or ridge heights of a property should not be raised in height unless buildings in the local context are significantly taller.
- Loft conversions and dormer windows should not project above the existing ridge line.
- Dormers should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions.
- On some buildings gable may be acceptable if they are designed to become an integral part of the building.

While sited on a row of bungalows, the street scene is nonetheless mixed with neighbouring dwellings varying in height and scale. The creation of a one and a half storey, chalet style bungalow, through raising the roof would not be out of character with the area. Nonetheless, the proposal would significantly alter the form and appearance of the existing dwelling.

The existing dwelling is positioned prominently within the immediate street scene due to its siting forward of the staggered building line in closer proximity to the highway. While the proposal would have a significant visual impact, due to the considerable variety in building heights, building lines and materials the proposal would not be of detriment to the amenity of the street scene.

While the proposed raising of the roof would be a significant change to the host dwelling, it is well designed in respect of retaining a similar pitch and respecting the existing gaps between the dwelling and its side boundaries. Moreover, the addition of first floor accommodation would appear as fully contained within the roof, rather than creating an additional storey, highlighting the appropriate bulk of the scheme.

The proposed side facing dormers are well proportionate in size and would appear as subservient additions due to being set down from the ridgeline and set in from the eaves and sides of the roof plane. Moreover, there are limited examples of side dormers visible within the wider street scene and the proposal would not be out of character in this respect.

The proposal includes the development of a canopy above the front porch this would not harm the local street scene within the area, as the immediate neighbour to the left

number 77 Wessex Gardens has also had a canopy above the front porch implemented. Number 80 Wessex Gardens the immediate front neighbour has also had a similar scheme in terms of a front porch approved and implemented (WBC ref. 193400).

Overall, while a significant change to the original dwelling the proposal is considered to be well designed and would not have a detrimental visual impact due to the considerable variety of neighbour dwellings within the street scene. It will be conditioned that the materials used in the external appearance are in keeping with those of the host dwelling.

Neighbouring Amenity:

Policy CP3 states that development should not cause adverse impact to neighbouring land users.

Overlooking:

Front Extension:

The projection of properties along Wessex Gardens are varied. In this instance 79 Wessex Gardens projects the furthest forward, With the erection of a canopy above the porch it would be substantially beyond the front building line. However, due to the modest addition it is not considered this would have detrimental implications on either neighbour.

Dormers:

Two side windows are shown to be installed as part of the development of the dormers and raising of the roof, however these windows are bathrooms which are non-habitable rooms. The plans and elevations show that they will be obscurely glazed, It will also be conditioned that these windows are obscurely glazed to minimise any overlooking implications.

Loss of Light:

Due to the site's existing relationship with both immediate adjacent neighbours (and these being bungalows), and the proposed raising of the roof being restricted to above the main dwelling, there would be no loss of light impact on the front and rear fenestration serving Nos. 77 & 81 Wessex Gardens.

There is also a rooflight serving no. 77, however as this is a rooflight and unlikely to be a primary window, there is not substantial concern in relation to loss of light.

A daylight/ sunlight report was submitted and highlighted that there are 4 windows on the side elevation of 81 Wessex Gardens. However, the report highlighted that these windows are secondary to other larger windows in the room on the front and rear elevations, or serve bathrooms/WC's which are non-habitable rooms. The light these windows receive is therefore not protected under the BRE guidelines for Daylight and Sunlight.

Overbearing:

As the proposal would be kept within the original footprint of the house there would be minimal overbearing implications for number 77 Wessex Gardens and number 81 Wessex Gardens. Due to the existing gaps between the site and both immediate adjacent neighbours being retained, and the siting of the host dwelling, the proposed development would not impact on the rear amenity space of either immediate adjacent neighbour. While the proposal could impact on the front amenity space serving No.77, this would not adversely harm neighbouring amenity because this space does not form the private amenity area for this neighbouring property, i.e. the front garden is open to public views from the adjacent highway (Wessex Gardens).

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

WBC Highways have reviewed the proposal and highlighted that the proposal will result in an additional habitable room. There is existing driveway parking for one vehicle and a garage. However, the garage does not meet the council's current standards for parking a car.

Considering the above and the increase in habitable rooms, an additional driveway parking space is required and this has been shown on the submitted plans. It will be conditioned that the parking is retained, as per the approved plans.

The garage is to be retained and can be used for cycle storage.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

The application site has been identified to be in an area that could host potential roosting bats. A preliminary ecological appraisal has been submitted to. The WBC Ecology officer reviewed the ecological appraisal and concluded that the property is negligible for any potential roosting bats and agreed no further bat surveys were required.

Conclusion:

In consideration of the above assessment the proposal is justified and acceptable recommended for 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:	Not required
Recommendation:	Approve subjected to conditions: 1. Full Planning Permission – 3 years 2. Approved Details 3. Materials 4. Obscurely glazed windows. 5. Parking
Date:	7 March 2025
Earliest date for decision:	6 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	07/03/25