

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250330
Site Address:	26 Chatteris Way, Earley, Wokingham, RG6 4JA
Expiry Date:	8 April 2025
Site Visit Date:	17 February 2025
Proposal: Householder application for proposed single storey rear extension with changes to fenestration. Followed by the demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation 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 CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
183290	Householder application for the proposed conversion of existing garage to create habitable accommodation, plus changes to fenestration.	Approved – 03/01/2019
010615	Full application for the proposed two storey side extension to dwelling.	Approved – 24/05/2001

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection

WBC CIL – Development is not CIL Liable

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is a north facing detached two storey property in Earley that is located within a major development location. The immediate surrounding area is a mix two storey detached properties which vary in design and character. Properties in the area are set back from the public highway allowing for private driveways and front gardens.

The existing dwelling has a mix of light brown tiling for the external walls and dark brown tiling roofing with bright white fenestration detailing.

Proposal:

Planning permission is sought for the proposed erection of a single storey rear extension with changes to fenestration plus demolition of existing conservatory.

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:

In terms of policy CP3 'General Principles for Development', point (a) states that proposed developments should be of an appropriate scale, mass, layout, built form,

height, materials and character to the area together with a high-quality design. The proposed development matches the existing activity and character of the area.

In terms of the Borough Design Guide, it states that single storey rear extensions should not project past the rear wall for more than 4m. It also states that the maximum eaves and ridge height should be no more than those of the existing property.

The proposed rear extension would extend beyond the rear wall of the property by 4.66 m at its maximum. Although this is in excess of the guidelines of the Borough Design Guide, the properties surrounding the site have varied rear projections and it would not pass the rear building line of immediate neighbours. Similarly, number 20 Chatteris Way has also had a similar rear extension scheme approved and implemented (WBC ref.160216). The Borough Design Guide allows for flexibility in terms of design of extensions – as the development conforms in terms of height requirements (as the extension does not exceed the eaves and ridge of the main house), and the depth of the extension can be justified in light of the surrounding built form, the proposal is acceptable in terms of design. The materials are proposed to be matching to the original dwelling with PPC bi-fold doors and this will be secured via condition.

The surrounding area is not uniform, with properties having some variation in their design and finishes. While a large number of properties in the area do have conservatories/ rear extensions, they are not a prominent feature in design terms and not all properties have one. The removal of the conservatory to be replaced by a rear extension would not cause detrimental harm to the overall character of the area owing to this variation. The proposed development would mainly be focused at the rear of the property, there would have minimal visibility from the street scene.

The proposal is acceptable in terms of character and design of the area.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The proposed rear extension would have no side windows installed. The rear facing windows would not result in direct overlooking to neighbours. However., on the proposed side east elevation, it is proposed to install a utility room side window. Officers do not consider utility rooms to be habitable rooms where excess overlooking could occur from. Furthermore, this side window would face onto the eastern boundary which has no direct neighbour.

Loss of Light:

A 45 degree angle test was, conducted from the nearest habitable windows at 28 Chatteris Way and the development complied with this test. The nearest rear facing windows are that on the neighbouring conservatory. This extension would result in a brick-built structure being erected alongside a glazed conservatory that could still potentially result in a reduction in daylight to the conservatory. However, the extension would not project past the rear projection of the neighbouring conservatory and owing to the boundary treatment in place (fence), most of the neighbouring conservatory is below the fence line at present. Moreover, noting that the proposed extension is only at ground floor and a relatively modest extension, it would not result in a substantial loss of daylight to the rear facing window panes of the conservatory to the extent that it would result in any significant loss of neighbouring amenity to warrant refusal of this application..

Overbearing:

The proposed rear extension would not exceed the rear building line it matches the building line of the immediate neighbour 28 Chatteris Way. Owing to this, the existing boundary treatment in place and the acceptable height of the extension, the proposal would not result in substantial overbearing impacts on No 28 Chatteris Way.

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.

The proposal will not result in any additional habitable rooms. The existing level of parking will be retained, and this is considered acceptable to serve the development.

Conclusion:

In consideration of the assessment made above, the proposal is considered acceptable and 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 subject to conditions: 1. Full Planning Permission – 3 Years 2. Approved Details 3. Materials
Date:	7 March 2025
Earliest date for decision:	5 March 2025

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