

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242438
Site Address:	23 Albany Park Drive, Winnersh, Wokingham, RG41 5HZ
Expiry Date:	21 November 2024
Site Visit Date:	9 October 2024
Proposal: Householder application for the proposed first floor extension above existing garage and new car port alongside rear roof change from flat to gable end.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Winnersh
Bat Roost Habitat Suitability
Flood Zone 2

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
241074	Householder application for proposed two storey side extension with changes to fenestrations following the partial demolition of the existing garage.	26/06/2024 Refused

CONSULTATION RESPONSES

Internal	
WBC Drainage – Requested further information WBC Highways – Requested further information WBC Ecology – No objection subject to conditions	
External	
None Consulted	

REPRESENTATIONS	
Parish/Town Council	The Parish Council commented stating they had no observations to make on this application.
Ward Member(s)	No comments received
Neighbours	4 neighbour comments were received, and their comments are summarised below: - Concerns over whether the vehicular access to their driveway will be impacted by the development. <i>Officer comments: The development is shown as being entirely contained within the red line boundary of the application site. Officers consider there is suitable parking proposed to not result in an increase in on-road parking. Poor parking on the highway to cause obstruction to access to neighbouring properties would be a civil matter.</i> - No objections to the proposed plans and support this application, the extra bedrooms to accommodate the family is a great idea <i>Officer comments: This is noted.</i> - The design is well thought out and will likely improve the curb appeal of the close, helping to increase the value of surrounding properties. <i>Officer comments: This is noted.</i> - No objections to the proposal, it looks like a very sensible plan. <i>Officer comments: This is noted</i>

APPRAISAL
Site Description: The site relates to a 1980s detached, two storeys dwelling in Winnersh. The street is a quiet, residential cul-de-sac which is just off the main street. The surrounding area is characterized with detached housing which all vary in shape, design and materials. The majority of properties within the vicinity benefit from traditional features including driveways, front lawns and garages. There is a few small vegetations which add greenery to the street and contributing to a vibrant and inviting street scene. The sites façade is composed of a balance between traditional and modern architectural design. The light-coloured facing brickwork on the ground floor and sides of the dwelling gives a contemporary touch however, with the upper level having dark wooden panelling and mullioned windows keeps the traditionality of the dwelling. The

host property has a half/full hipped roof formation of plain tiles. The front of the site benefits from a small lawn, driveway which is parallel to the dwelling and a garage. To the rear, a garden with boundary fencing and large trees along the rear boundary line.

Proposal: This application proposes the erection of a first-floor side extension which will measure approx. 3.36 meters in width (at the widest point), 12.54 meters in length and 4.06 meters in height. Along with a car port which will project beneath the proposed side extension which will measure 3.35 in width (at the widest point), 7.08 meters in length and 2.64 meters in height.

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 site is located amongst a residential cul-de-sac. The proposed side extension will create 3 ensuite bedrooms and whilst extending the landing. The development will measure approx. 3.36 meters in width (at the widest point), 12.54 meters in length and 4.06 meters in height. The proposal will have a pitched roof formation, tiles to match the existing roof and will include 3 windows on the eastern elevation followed by one on the rear elevation. All materials used for the walls, roof and fenestrations will match the existing dwelling. The first-floor extension will be supported by 4 pillars which will also serve the car port below the extension on the existing driveway. The small bushes to the east of the driveway on the boundary will be removed to maximise space.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on side extensions which relate to design and scale. It states the following:

- A gap should be retained between the building and site boundary, and this should be a minimum of 1m
- Side extensions should not generally project forward of the building line on the street frontage(s).

The side extension will be built 1.05m from the boundary line, there is also a 10.85m distance between the boundary and the opposing dwelling and so adequate separation distances will be retained. The development will not project forward of the building line and does not project higher than the ridge height of the main dwelling making the development appropriate in design and scale and giving it an element of subservience.

Within the vicinity, there isn't any examples of a similar side extension, however majority of the surrounding dwellings are wider than the site. Whilst the site matches design, shape and size with No. 24, the extension will not look out of character as it will match width with other surrounding dwellings such as No. 15 and 17. Therefore, the development will not have a significant impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

There will be 3 windows on the eastern elevation of the side extension, as well as one on the rear elevation. There is a 11.9m distance between the windows and the adjacent dwellings (No. 17 and 19 Albany Park Drive). Figure 4.25 in the BDG advocates minimum privacy and distances between dwellings. In this case, this separation distance is considered adequate for this 'front-to-flank' relationship with these neighbouring dwellings. This separate distance is adequate to limit the sense of enclosure from the proposed extension and would avoid the perception of any overlooking, especially given that the proposed flank windows would relate to either a landing or en-suite. A condition is recommended to ensure that these windows are installed and retained with obscure glazing. As for the rear window, there is a 38 metre distance between the proposal and the opposing dwelling (533 Reading Road) which exceeds the BDG guidance of 22 meters rear to rear elevations, therefore it is acceptable.

Loss of Light:

As there is no direct neighbour on the eastern side of the site. Regardless, a 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 17 and 19 Albany Park Drive. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The extension is modest in design and scale and majority of neighbouring dwellings are larger in size than the site and there is a sufficient distance between the proposal and neighbouring properties (10.8 meters minimum). As such, the proposal will not have significant overbearing impact to any neighbouring properties.

Highway Access and Parking Provision: The development will increase the number of habitable spaces within the property from 6 to 8. A parking plan was provided by the applicant showing 3 proposed driveway parking spaces within the red line.

Concerns were raised by WBC Highways over the size of the parking spaces in the car port due to these falling below the standard of 5m x 2.5m. The spaces would measure 4.2m x 2.2m. Given the substandard spaces are the current arrangement on site, Officers do not consider there is sufficient grounds to refuse the application on this basis. Highway Officers recommended an extension to the driveway, however this was considered excessive and unreasonable in the context of the scheme. However, a condition will be attached to ensure the parking plan is implemented.

The proposed garage and direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Flooding and Drainage: From looking at the 'Flood Map for Planning' on the Government website, the site is located within Flood Zone 2. No flood risk assessment has been provided, however because the majority of the development would be at first floor level, it would not substantially increase vulnerability to flood risk. However, the WBC Drainage Officer stated that a flood risk assessment wasn't required for this development, but a drainage strategy would be at this stage.

However, the proposed side extension will be on an area of existing hardstanding and therefore, there will be no loss of permeable ground to accommodate the proposal. It is therefore considered unreasonable and excessively onerous to attach a condition requiring the submission of details of the drainage system for the site. Accordingly, the condition is not recommended.

Ecology: The site is located amongst a Bat Roost Suitability Habitat and as the proposal is on the first floor with alterations being done to the roof, a bat survey was required and provided by the applicant. The Council's Ecology Officer reviewed the bat survey and proposal and was satisfied with the survey effort and methodology and provided the development is implemented in accordance with precautionary methods and mitigation set out in appendix 4 as recommended in paragraph 6.6 there are no ecological objections to the development as proposed.

The following condition has been recommended:

Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Appendix 4 of the submitted Preliminary Bat Roost Assessment (Chase Ecological Consultancy, Ref CE4523, 18 April 2024).

Conclusion: Subject to conditions, this application is acceptable and therefore 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
Date:	24 October 2024
Earliest date for decision:	17 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	24/10/24