

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242423
Site Address:	7 Hilmanton, Earley, Wokingham, RG6 4HN
Expiry Date:	22 November 2024
Site Visit Date:	14 October 2024
Proposal: Householder application for the proposed erection of a front porch, single storey rear extension, and installation of a rear dormer and roof lights to facilitate conversion of the loft to habitable accommodation, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Earley

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
240540	Application for a certificate of lawfulness for the proposed single storey rear extension, proposed conversion of the loft and garage, and porch.	07/05/2024 Refused
241211	Householder supplication for proposed garage conversion to create habitable accommodation along with changes to fenestrations.	07/06/2024 Approve

CONSULTATION RESPONSES

Internal
WBC Highways – No objection
External
None Consulted

REPRESENTATIONS	
Parish/Town Council	Earley Town Council have raised no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The site relates to a 1980s two-storey detached dwelling in Earley. This part of Hilmanton is a quiet cul-de-sac located off the main street. The immediate surrounding area is characterized by detached, Tudor inspired dwellings, marked by their distinctive half-timbered exterior and mullioned windows. All properties within the vicinity benefit from traditional features including large driveways, front lawns and garages which separate the building lines of the dwellings from the highway. A few large trees and small vegetations are present in front lawns and bushes line front boundaries, adding greenery to the street and contributing to an attractive and inviting street scene. The site is a blend of traditional architectural design with modern aesthetics. The sites façade has a balanced composition, facing brickwork making up the ground level and sides of the dwelling and dark wooden beams against a light-coloured rendered wall, giving a Tudor-style effect. The site has a pitched roof formation covered by dark plain tiles and chimney on the left-hand side. The front of the site benefits from a large block paved driveway which can accommodate multiple vehicles and a small front lawn and neatly trimmed bushes on the boundary. The site also benefits from an attached garage. The rear of the site benefits from a patio, garden, boundary fencing and small vegetation. Proposal: This application proposes a front porch which measures approx. 1.69 meters in width, 1.92 meters in length and 2.55 meters in ridge height. A rear single-storey extension which measures approx. 7.25 meters in width, 3.5 meters in length and 3.3 meters in ridge height. As well as a loft conversion with the installation of a rear dormer, the dormer will measure approx. 7.92 meters in width, 3.52 meters in length and 2.42 meters in height and fenestration changes. 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 within a residential area, characterised by residential housing. The proposal includes a front porch, a rear single-storey extension as well as a loft conversion with the installation of a rear dormer and fenestration changes. The facing brickwork used for the developments will match the existing dwelling along with the fenestration (PVC to match existing). The front porch will have a flat roof formation in line with the garage, the rear extension proposes a skillion roof formation with 2 rooflights imbedded and the dormer extension will have a flat roof.

Front Porch:

The proposed front porch will measure 1.69 meters in width, 1.92 meters in length and 2.55 meters in ridge height.

The Wokingham Borough Design Guide (BDG) gives guidance on front porches in terms of scale and design it states the following:

- Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line.
- Porches should generally project less than 2m forward of the building line.

The building is set back from the street by a lawn and large driveway, approx. 13.5 meters. As well as this, the site is located on a small, quiet cul-de-sac which is only used by residents and visitors. The front porch projects 1.92 meters forward from the building line making the proposal modest and acceptable in terms of scale and design. There are no examples of front porches within the surrounding area however this proposal will not have significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Rear Extension:

The proposed rear extension will create an open plan kitchen dining and living area. The development will measure approx. 7.25 meters in width, 3.5 meters in length and 3.3 meters in ridge height. It will include 2 rooflights, a rear window and bifold doors to access the garden.

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

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The extension is modest in terms of scale as it projects 3.5 meters from the rear wall and has an eaves height of 2.5 meters therefore complying with the BDG guidance. There are many examples of rear extensions in the surrounding area, in particular conservatories. No.6 Hilmanton has a conservatory which is an example of single-storey rear development in the area.

As the development is to the rear of the property, it will not be visible from the street, therefore the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Loft Conversion and Dormer Extension:

The dormer will measure approx. 7.92 meters in width, 3.52 meters in length and 2.42 meters in height. It will include 3 rear windows and will serve the internal loft conversion. To the front of the property, 3 Velux windows will be installed into the roof.

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

- Loft conversions and dormer windows should not project above the existing ridge line.
- Dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof.
- Dormers should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions.

The dormer windows are set down the from the existing ridge line and are set in from both sides of the roof. The dormer will propose a flat roof formation, the materials used will match the existing dwelling and the windows are well positioned, symmetrically in line with the first floor windows. As such, the proposal is modest and acceptable in terms of scale and design.

No. 12 and 13 Hilmanton both have loft conversions with Velux windows on the front elevations, No. 12 also has dormer windows on the rear of the property to serve its lost conversation, therefore the development would not be out of character for the area.

As well as this, the development is located at the rear of the property therefore will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development will include a new obscured glass window to serve a bathroom on the ground floor and a small, obscured landing window on the first floor. As both windows will be obscured there is no concerns of overlooking from either window.

The front Velux windows will look onto the main street and opposing dwellings. Having measured the front-to-front distance of both dwellings (No. 16 Hilmanton), the distance (21.95 meters) exceeds the 10m minimum distance, as per the Borough Design Guide Figure 4.25, therefore the windows are deemed acceptable.

The property is not back to back with opposing dwellings but back to front, with a greenery and a public pathway in between. Therefore, the dormer windows will not

propose any additional overlooking from the rear. As for distance, although the dwellings aren't back to back the distance for back to back dwellings was used to assess whether the development was acceptable. The minimum distance for back to back dwellings is 22m, the distance between the site and opposing dwelling (15 Beighton Close) is 39 meters, significantly exceeding the minimum. Therefore, the windows are deemed acceptable.

As for the single storey rear extension, it proposes no side windows. The bifold doors and rear window will look out onto the garden as they are on ground floor level. There is also no direct back to back opposing property therefore no concerns of overlooking from those fenestrations.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of the neighbouring ground floor windows of no. 6 Hilmanton. 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.

In terms of the neighbour to the south, 8 Hilmanton, while the proposal does not comply with the 45-degree horizontal test, the development is single storey with a very low slanting skillion roof. As well as this, the development would be approx. 1m away from the property boundary and set 8 meters away from the nearest ground floor window of No. 8 Hilmanton. Therefore, in this instance, it would not result in a significant loss of daylight to the ground floor rear facing windows of this neighbouring property.

Overbearing:

The proposal is a relatively modest ground floor rear extension and complies with the Borough Design Guide in terms on scale and design. The rear extension would not project beyond the rear building line with No. 6 Hilmanton. It is noted that the host property has a staggered relationship with No. 8 Hilmanton meaning that the proposed rear extension would extend 8.25m from the rear elevation of this neighbouring property. However, the proposed rear extension would be sited approx. 1m away from the property boundary and have a very shallow slanting roof formation which would not appear unduly prominent when viewed from neighbours despite the rear projection. Moreover, there is also sufficient separation distance between the development and both boundary sides to not cause significant overbearing.

Highway Access and Parking Provision: The proposal will not have a significant impact in respect of the overall number of habitable rooms.

The councils Highways officer was consulted and review the plans concluding that the existing level of driveway will be retained, which meets the WBC parking standards and is therefore acceptable to serve the development.

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:	18 October 2024

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