

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242586
Site Address:	106 Nightingale Road, Woodley, Wokingham, RG5 3LY
Expiry Date:	10 December 2024
Site Visit Date:	8 November 2024
Proposal: Householder application for the proposed erection of a new porch, first floor rear extension following a garage conversion into habitable accommodation, installation of roof lights and changes to existing fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Woodley
Tree Preservation Order No. 03/1951-W3 (Woodland TPO)
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2003/9025	Proposed 2 storey side and 2 storey rear extensions to dwelling, plus single storey rear extension.	C/A – 22/07/2003
179/61	Semi-detached House	C/A – 05/10/1961

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to condition

WBC Landscape and Trees: No objection subject to condition
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site is a semi-detached two storey dwellinghouse located within a 1960s residential development in Woodley. The site forms part of a row of semis which are broadly uniform in appearance, while the wider estate comprises a mix of detached and semi-detached two storey dwellings. The dwelling benefits from previous alterations and additions including a two storey side extension. Proposal: This application proposes the erection of a first floor rear extension and single storey front porch extension, as well as the conversion of the existing integral garage space to create additional habitable accommodation. At first floor level, the proposal would effectively enlarge the existing side addition with a depth of approximately 1.1m and ridge height of 5.85m. The proposed porch extension is relatively modest in terms of its size and scale, with a ridge height of approximately 3.1m it would project beyond the existing principal (front) elevation by 0.8m. 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 and Character of the Area: While primarily comprising two storey semi-detached dwellings, this section of Nightingale Road has a relatively varied street scene in terms of architectural form, features and rendering. There are various examples of later additions visible from the street scene including single storey front extensions. From the street scene, views of the proposed first floor rear extension would be

limited. Nonetheless, it would appear as a proportionate addition to the existing two storey side extension due to its relatively modest depth and width. Moreover, the proposal would be set well back from the existing building line at first floor level and set down from the main ridgeline with a complimentary pitched roof form. The proposed external brickwork and tiling would also match the existing, further mitigating the visual impact of the proposed development.

The proposed front porch extension would be a fairly modest addition to the dwelling and would not be out of character due to the varying examples of front extensions within the immediate street scene. Moreover, it would remain well set back from the site's frontage and would not add significant bulk due to its open sided nature. The proposed fenestration changes would be proportionate in size to the existing, while there are several examples of garage conversion within the immediate surroundings.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Overlooking: The proposal would not introduce any additional fenestration on the northern flank (side) elevation facing No.104 Nightingale Road adjacent. To prevent any potential direct overlooking opportunities onto the adjacent neighbour, a condition is recommended to restrict the insertion of any first floor windows on this elevation without consent.

The proposal would retain a separation distance of approximately 40m to neighbouring properties to the east on School Drive which well exceeds the Borough Design Guide SPD's recommended minimum of 22m for back to back relationships. As such, there are no concerns in respect of the proposed rear facing fenestration.

Loss of Light: It was observed on the site visit that there are no side facing windows facing No.104 Nightingale Road which would directly face the proposed development. While the proposal would be sited in close proximity to the shared side boundary, this would not constitute a significant change from the existing relationship. The proposal would retain a separation distance of approximately 3.05m, while its depth would only marginally project beyond the rear building line of No.104 at first floor level.

As such, when taken from the rear elevation of No.104, the proposal complies with the 45 degree test (horizontal) under BRE Guidance, meaning that the development would not directly conflict with the level of light received by rear facing windows. Due to the proposal being set back from the existing building line at first floor level, there would be no loss of light impact on No.108 adjacent to the south.

Overbearing: While the proposed rear extension would be sited in close proximity to the shared side boundary with No.104 adjacent, due to the proposal being set back from the rear building line of the adjacent dwelling and the existing flank to flank separation distance being retained the proposal would not result in any adverse overbearing impact.

Overall, it is considered that any potential harm on neighbouring amenities has been sufficiently mitigated, preventing any additional harm over and above the existing level of amenity. The proposal is therefore compliant with Core Strategy policy CP3 in this respect.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed the proposal and raised no objection to the proposed off-road parking provision for 2no. vehicles in accordance with the Council's Parking Standards. Due to the loss of the existing garage space, the Officer has recommended a condition requiring the submission of alternative cycle storage details to be agreed. While this is duly noted, this is an onerous requirement due to the relatively modest nature of this householder development. Moreover, there is sufficient space within the rear garden for secure storage if required by any future occupant(s).

Landscape and Trees:

The Council's Trees and Landscape Officer has reviewed the proposal and raised no objection subject to the submission of a landscaping plan for the site's frontage. The site visit confirmed that the existing drive can accommodate 2no. vehicles, while the site's frontage is largely hard surfaced with an amenity strip adjacent to the southern boundary. Therefore, there would be no direct loss of soft landscaping as a result of the proposed development.

Subject to conditions, the application is acceptable and is 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:	3 December 2024

Earliest date for decision:	5 November 2024
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Recommendation agreed by: (Authorised Officer)	
Date:	05/12/24