

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250811
Site Address:	11 Culloden Way, Wokingham, RG41 3UN
Expiry Date:	29 May 2025
Site Visit Date:	16 April 2025
Proposal: Householder application for the proposed erection of a front and side extension following the installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Locations (Wokingham)
Landscape Character Assessment Area

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

No relevant Planning History.

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

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

Neighbours	No comments received
------------	----------------------

APPRAISAL

Site Description:

The application site is a detached house on the corner of Culloden Way and Dunkirk Close in the town of Wokingham. Dunkirk Close is made up of detached houses with front gardens that meet the road and attached side garages. Culloden Way is made up of a variety of semi-detached and detached houses which vary in style and character.

The dwelling itself is a two-storey detached house made out of brick with a tiled roof. The property benefits from a small front garden that joins Dunkirk Close. There is a rear garden which backs onto Culloden Way. The house has access to a single garage on Culloden Way with parking for one vehicle.

Proposal:

The application is for the proposed single storey front extension to facilitate a kitchen and dining area and a side extension to include the addition of a porch area. The application will also consist of the installation of roof lights and changes to fenestration.

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.

Design and 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.

Front extension:

In terms of the Borough Design Guide there is set criteria for front extensions.

Front extensions are 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. In this case the front extension is acceptable as it is set further back than the prevailing street line.

The Borough Design Guide also states that front extensions should be no more than one storey in height. In this case the front extension is only single storey.

Side extension:

The Borough Design Guide states that side extensions should follow the detailed guidance for rear extensions where they are sited close to a boundary. In this case the side extension is situated close to a boundary, but the boundary adjoins the public highway rather than a neighbouring property.

The Borough Design Guide also states a gap should be retained between the building and the site boundary and this should be a minimum of 1m in width. In this case the distance between the proposed side extension and the boundary is 1.69 metres and therefore meets this criterion of the Borough Design Guide.

The final criteria for side extensions in the Borough Design Guide is that they should be set back from the building line by at least 1m and preferably with a lower roof line. The proposed side extension is set back more than 1 metre from the building line. As the proposed side extension is to facilitate a porch the extension will have a lower roof line than the existing house.

The proposed front and side extension will be made out of red facing brick; the roof will be constructed out of interlocking tiles and the windows will be made out of rosewood upvc. The extension will match the existing house in terms of materials, and this will be secured via a condition.

The extensions would be visible within the street scene however owing to their compliance with elements of the BDG, their subservience to the main dwelling and the surrounding area not demonstrating complete uniformity in terms of dwelling design and finishes, the proposal is deemed acceptable in the context of the surrounding area

Overall, in terms of design it complies with the criteria in the Borough Design Guide in a number of respects. The proposed front and side extension will not have any detrimental effect on the existing street scene and character of the area. The proposal is therefore acceptable in terms of design and character.

Neighbouring Amenity:

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

Overlooking:

The front extension will include the insertion of three new windows that will face the front garden and view out onto Dunkirk Close. There would be 20.8 metres separation distance between the proposed front windows and the front windows of properties opposite; this exceeds the 10m outlined in R16 of the BDG and as such will not result in substantially harmful overlooking.

The side extension will include the addition of a new side window. The side window will face the road and will not face any neighbouring properties.

Loss of Light:

A 45-degree horizontal line was taken from the centre of the neighbour closest habitable room. This line was not breached and as such it should not result in any substantial loss to light to the neighbouring dwelling.

Overbearing:

The proposed front extension would be set back from the primary building line of adjacent neighbour no. 22 Dunkirk Close and therefore would not result in overbearing concerns as the front extension does not project past this neighbour's windows. Whilst the front extension would be visible from no. 22's front door, this is not a habitable window.

The proposed side extension would not impact neighbours in terms of overbearing due to their being no direct neighbour on the north-eastern elevation. There would be substantial distance between the modest side extension and the closest neighbour (no 1 Dunkirk Close) which is located across the road, at an angle.

Highway Access and Parking Provision:

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

The WBC Highways team reviewed the proposal and had no objection to the principle of the proposed development.

They stated that the total number of habitable rooms will remain unchanged. While parking is also observed adjacent to the proposed porch from the satellite view, there is no dropped crossing and thus it is not considered as part of existing parking provision. The existing driveway and garage will be fully retained.

They went on further to say that it is expected that there will be no additional demand for car parking and no reduction in parking provisions. Therefore, the proposal is acceptable with WBC Highways team.

Amenity Space:

As the proposal is for a front and side extensions the garden's amenity space will not change.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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. Time Limit 2. Approved Plans 3. Materials and Specified
Date:	19 May 2025
Earliest date for decision:	26 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19/05/25