

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241889
Site Address:	37 Ormonde Road, Wokingham, RG41 2RA
Expiry Date:	14 October 2024
Site Visit Date:	24 September 2024
Proposal: Householder application for proposed raising of the existing conservatory roof, to include a tiled mono-pitch roof with two roof lights.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Historic Flooding Points Consultation Zone

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development
Joint Minerals and Waste	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM10 - Flood Risk

Plan (JMWP)	DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
33804	Two storey side extension.	Approved 31/07/1989

CONSULTATION RESPONSES

Internal

WBC CIL – Not CIL liable (20/08/2024).

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 consists of a two-storey, end of terrace property located on Ormonde Road, Wokingham. The road comprises of rows of residential terraces including two-storey properties and bungalows, all similar in age and appearance. Typical materials include brick, white render and concrete roof tiles.

Proposal:

This application seeks retrospective approval to replace and raise the roof of the existing conservatory and changes to fenestration. The roof would have a mono-pitch roof form with 2.no rooflights. The roof would be constructed from roof tiles and close board panels.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The proposed replacement conservatory roof would raise the height of the roof by approximately 0.9m and would include the insertion of 2.no rooflights. The footprint and walls of the existing conservatory would be retained. The proposal also includes changes to the fenestration on the rear elevation to include the installation of sliding doors.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The changes to the conservatory roof would increase the height to a maximum of approximately 3.3m to provide the required slope to facilitate water runoff from the rooflights. The changes do not alter the footprint of the conservatory and are positioned at ground floor level to the rear of the host dwelling. The extension would remain subservient to the host dwelling.

Views of the works would largely be screened from the public realm by the main house, although there would be scant views of the roof from Bucks Copse which is located to the southwest of the site. However, the changes are a relatively minor change to the conservatory and would not adversely impact the character of the host dwelling or local area.

The proposed materials include replacing the aluminium and plastic panel roof with clay roof tiles. The proposed tiles would complement the host dwelling as they would be similar to those on the roof of the main house. The Borough Design Guide states that 'materials selected for alterations or an extension should match or improve upon the quality of those of the existing building'. The proposed materials are considered acceptable.

Neighbouring Amenity:

Overlooking:

There are 2.no rooflights proposed in the replacement conservatory roof. As these are positioned within the mono-pitch roof, they would be sloping away from the host dwelling and no.35 Ormonde Road. Furthermore, the closest first-floor fenestration of no.35 to the rooflights is not a habitable room, and the rear fenestration of no.49 would be more than 30m to the rear. Therefore, there would be limited opportunity for any detrimental overlooking impacts that would be generated by this element of the scheme.

Loss of Light and Overbearing:

The footprint and walls of the existing conservatory would remain as existing. The replacement conservatory roof would increase the overall height of the roof to a maximum of 3.3m. This is an increase of approximately 0.9m where the roof joins the

rear wall of the host dwelling. The roof would slope downwards and would have an eaves height on the outer rear wall of approximately 2.4m.

The BDG states that for rear extensions ‘the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary’. Although the proposal does slightly exceed this guidance where the roof joins the main house, this is insubstantial and considered acceptable due to the existing single-storey extension that adjoins the conservatory at no.35 Ormonde Road. The conservatory largely aligns with the length of the neighbouring rear extension, therefore there would be limited opportunity for any detrimental overshadowing or overbearing impacts to be generated by the proposed changes to the conservatory roof.

Highway Access and Parking Provision:

The proposal does not alter the number of habitable rooms in the dwellinghouse or the existing parking arrangements, and WBC Highways were not consulted on the application.

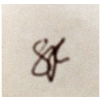
Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	7 October 2024
Earliest date for decision:	11 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	11.10.24