

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242367
Site Address:	9 Medina Close, Wokingham, Wokingham, RG41 3TZ
Expiry Date:	11 November 2024
Site Visit Date:	01/11/2024
Proposal: Householder application for a proposed single-storey rear extension.	

PLANNING CONSTRAINTS/STATUS

- Borough Parishes
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES	
Internal	
None consulted.	
External	
None consulted.	

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	The following comments have been raised by the adjoining neighbouring properties: 8 Medina Close: 1. <i>A 4 metre extension will severely affect the natural daylight I currently have in my living area and garden. It is more than my conservatory and more than the discrete extension built at No. 10.</i> 2. <i>The houses in this row of 4 houses are all of light brick and concrete roof tiles so the proposal of red brick and red tiles does not fit at all. Officer Comment: A suitable condition will be attached to any approval requiring that the external materials of proposal are similar appearance to those used in the existing building.</i> 3. <i>A more fitting extension would be 3 metres.</i> 4. <i>I cannot see the height of the extension on the plans. What is it? 3 metres maximum would be suitable.</i> 5. <i>What would the access for the builders be when building so close the my house as the next door house? <u>Officer comment:</u> The granting of planning permission would not authorise the applicant to gain access or carry out any works on, over or under your land or property without first obtaining your consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.</i> 10 Medina Close: 1. <i>The depth of the extension into the garden seems excessive. 4 metres in depth is almost halfway down our garden and almost half the size of No9 floor space.</i> 2. <i>By virtue of it being 4 metres deep we would have overshadowing and I fear a loss of light onto our patio. Also a feeling of being hemmed in with such a long extension.3 metres in depth I feel would be a more suitable length if permission was granted.</i> 3. <i>The appearance on the plans looks suitable but</i>

	<i>whether it is in keeping with the other houses in the block that run from No7 to us at No 10. We all have cream bricks and the application indicates red bricks and tiles.</i> 4. <i>An extension that is too big would change the appearance and character of No 9 as it was originally built as a mid terrace and would be dwarfed by an excessive extension.</i>
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APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by semi-detached and four terraced houses set in discernible groupings which are distinguished by repeated house type.

It should be noted that amended plans were received on 31/10/2024, in which the single-storey rear extension's pitched roof has been replaced with a flat roof. This application will be assessed in accordance with the amended plans.

Principle of Development:

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 proposed single story rear extension would have a flat roof, would have a maximum height of 3 metres and would protrude approximately 4 metres from the rear of the dwelling. The proposal is modest in height, depth and design and would not be visible from the street scene. Only glimpsed views of the structure would be achievable from a back land area to the west. As such, it would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light, Overshadowing and Overbearing:

The BRE Sunlight/Daylight Guidance document is the principal guidance when considering the daylight and sunlight implications of a proposed development. To assess the impact of the new extension, the 45° approach is applied. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on *both* plan and elevation.

In this instance, the affected window at no.10 Medina Close is a patio door, so a point 1.6 m above the ground has been taken. If this point is within the 45° angles on both plan and elevation, a significant reduction of light is likely. Following the receipt of amended plans, the single-storey rear extension's pitched roof would now be replaced with a flat roof. As shown in Figure 1 and 2 below, the proposed single storey would infringe on the 45-degree line on plan view but not in elevation view and, therefore, would not result in a technical loss of light in this instance.

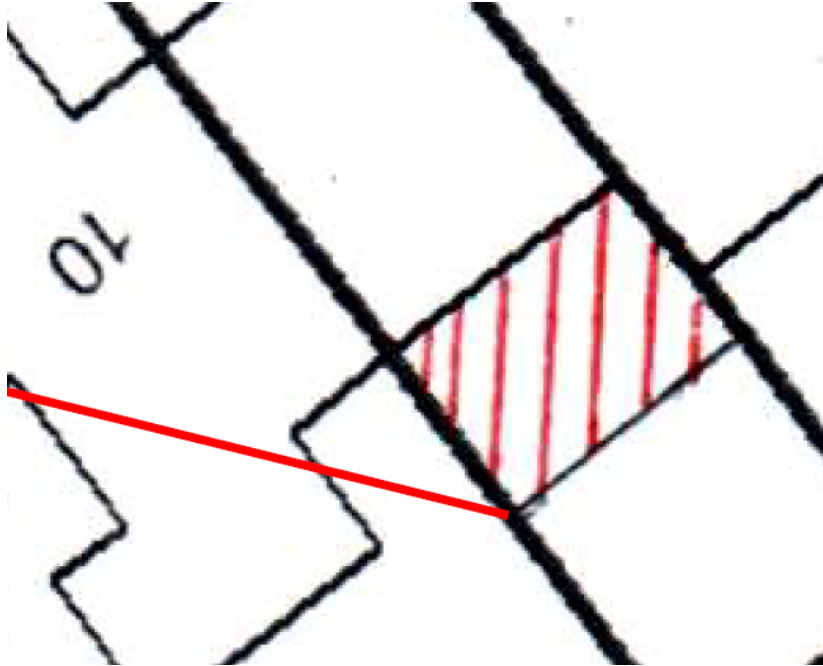


Figure 1 – 45-degree line test on plan view.

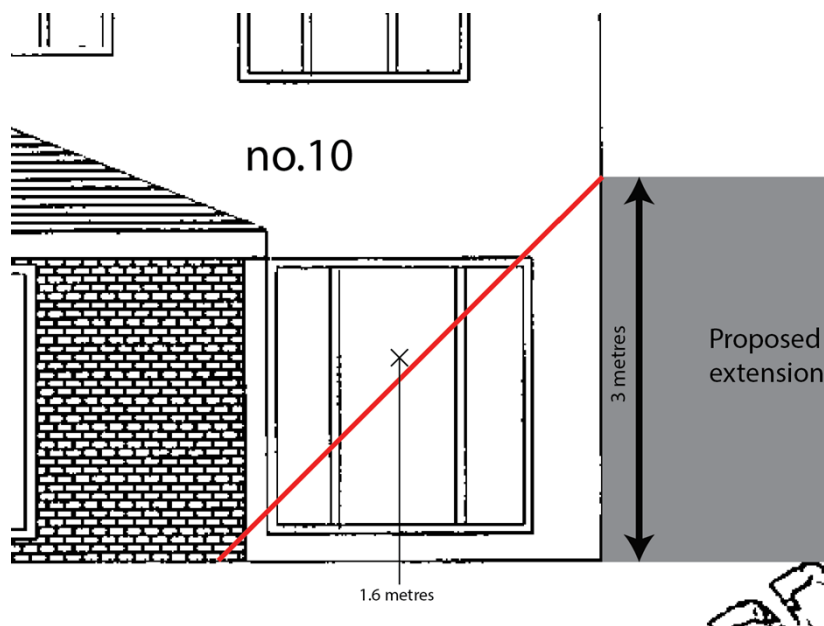


Figure 2 – 45-degree line test on elevation view.

It is acknowledged that a tunnel effect would occur as the patio doors would be obstructed by extensions on two sides. However, as the proposal is limited to a single-storey height and the adjoining property benefits from a south-east-facing garden, the patio doors and patio area of No. 10 would continue to receive appropriate levels of sunlight and daylight similar to the existing situation during certain periods of the day. Therefore, any concerns regarding loss of light, overbearing or overshadowing impact would not reach an unacceptable degree that would warrant refusal of this application.

Concerns regarding loss of light have also been raised by the neighbouring occupiers at no.8, which currently benefits from a single-storey conservatory. However, the proposals are limited to a single-storey height and would not project significantly beyond the rear of the conservatory at No. 8. Additionally, the conservatory features all-round glazing, ensuring that a good provision of natural light across the remaining elevations would be maintained. As such, any loss of light or overbearing concerns to this property would be minimal.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 12.2 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 6.2 metres. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

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:	Approval
Date:	15 October 2024
Earliest date for decision:	8 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	05.11.2024