

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241927
Site Address:	49 Longwater Road, Finchampstead, Wokingham, RG40 3TS
Expiry Date:	24 September 2024
Site Visit Date:	9 August 2024
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey extension plus a loft conversion facilitated by the erection of 1no. rear dormer.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Finchampstead
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone – Amber Risk Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
240712	Householder application for proposed two storey rear extension with 2No dormers. Single storey rear extension following the demolition of the existing extension, along with changes to fenestration.	Refused 01/07/2024

CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC Landscape and Trees – No objections
WBC Ecology Householder – No objection subject to condition(s)

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objections but wish to draw attention to an adjacent resident's queries raised and would expect these to be addressed by WBC and/or building control as appropriate.
Ward Member(s)	No comments received
Neighbours	Comments from one resident received raising the following queries/concerns: - Request confirmation on the minimal distance a new single extension, ground floor, is allowed to be positioned/built next to a boundary. (Officer comment: There is no specific minimum or maximum. Each application and its impacts are assessed on their own merits and context.) - Query the distance between the dormer and the neighbouring no.47's roof (Officer comment: The distance would be approximately 0.15 metres.) - Query why a fence is proposed to be retained when the applicant doesn't own it (Officer comment: This is irrelevant to the determination of the application.) - Concerns about impact of foundations on boundary brick wall (Officer comment: This is a building regulations matter, not a planning one.) - Confirmation on soil vent pipe location and how close it can be to neighbouring property (Officer comment: This is a building regulations matter, not a planning one.) - Concerns about impact of foundations on rainwater pipes (Officer comment: This is a building regulations matter, not a planning one.)

	- Query how guttering from the dormer will join the new down pipe (Officer comment: This is a building regulations matter, not a planning one.) - Query whether the applicant will issue them with a party wall notice and whether works will take place before the agreement is issued (Officer comment: This is a requirement of the Party Wall etc Act 1996, a civil matter, not a planning one.) - Query whether the party wall at second floor level will take additional weight and request a structural report. (Officer comment: This is a building regulations matter, not a planning one.) - Ensure new windows are obscured to protect privacy of neighbours. - Concerns on how neighbouring walls will be protected in case of damages (Officer comment: This is a civil matter, not a planning one.) - Concerns about fire safety regarding dormer's construction (Officer comment: This is not a material planning consideration.) - Concerns about potential future internal toilet installation on boundary wall and the noise impact on neighbouring property (Officer comment: Internal works do not require planning permission.) - Concerns about working hours (Officer comment: The scale of the development does not warrant a working hours condition. Any construction works outside of daytime hours would be an Environmental Health nuisance issue, not a planning one.)
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APPRAISAL

Site History:

This application is a resubmission of application 240712 which was refused on 1st July 2024 on the following grounds:

"Insufficient information has submitted to demonstrate the proposal would not cause a detrimental loss to no.47 Longwater Road through loss of light to the first floor rear habitable rooms. This is contrary to the National Planning Policy Framework 2023, policy CP3 of the Core Strategy 2010 and R18 of the Borough Design Guide SPD 2012."

This application is identical in terms of the description of development but a few minor changes have been made to the proposed dormer, in particular a reduction in its size.

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 proposed single storey rear extension would have a flat roof with a central rooflight and would protrude approximately 4.1 metres from the rear of the dwelling. The size of the extension is proportionate to the scale of the main dwelling, and it would be well screened from the roadside. The extension would therefore have an acceptable impact on the character of the area.

The proposed rear dormer would have a flat roof form and would comply with the Borough Design Guide in that it would be set back from the eaves, sides and ridge of the dwelling's existing roof form. Despite its flat roof form, public viewpoints of the dormer would be minimal due to the fact the dwelling is a mid-terrace and is surrounded by densely vegetated borders. Its impact on the character of the area would be acceptable.

Neighbouring Amenity:

Overlooking:

2no. second floor rear windows are proposed. These windows, with the exception of a minor increase in arc, would largely match the existing first floor windows in terms of outlook and are not considered to warrant in any adverse privacy harm to the adjoining nos. 47 and 51 Longwater Road.

Loss of Light and Overbearing:

Application 240712 was refused on the grounds that insufficient information has submitted to demonstrate the proposal would not cause a detrimental loss to no.47 Longwater Road through loss of light to the first floor rear habitable rooms.

The revised dormer design reduces the scale of the dormer, in particular reducing its depth by recessing it from the existing eaves. This amendment adequately overcomes the previous reason for refusal and there are no concerns of any adverse loss of light or overbearing impacts onto either adjacent property as the only built form impacted is the blank roof forms of the adjoining dwellings.

No objections are raised with regards to the impact of the single storey rear extension as the design has not changed since the refusal of 240712 where it was concluded the impact of the extension would be acceptable.

Highway Access and Parking Provision:

The numbers of habitable rooms will remain unchanged. It is therefore expected that there will be no additional demand for car parking and no reduction in parking

provisions. No objections are therefore raised by WBC Highways.

Amenity Space:

The proposals would not harm the usability of the site's rear amenity space.

Landscape and Trees:

No vegetation on or adjacent to the site is anticipated to be impacted by the proposed development.

Ecology:

WBC Ecology have reviewed the Preliminary Roost Assessment (Matthew Game, 29 April 2024) and Bat Emergence & Re-entry Surveys (Matthew Game, 6 May 2024) and the plans and elevations submitted in support of the application.

WBC Ecology are concerned that many of the references given in the bibliography in section 5 of the Bat Emergence Surveys and the Preliminary Roost Assessment are irrelevant or out-of-date. This includes omission of Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition), UK Bat Mitigation Guidelines A guide to impact assessment, mitigation and compensation for developments affecting bats CIEEM 2023, Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23 and NPPF 2023. However, WBC Ecology are satisfied that the survey methodology and effort are adequate for the Ecologist to reach the conclusion that bats are very unlikely to be roosting in the property.

WBC Ecology support the recommendation for a precautionary working method and the enhancements. Provided the development is carried out in line with the recommendations made section 4.2 of the Bat Emergence & Re-entry Surveys there are no ecological objections to the development as proposed. A condition will be imposed to ensure compliance is achieved.

The site is also within an Amber Risk Zone for Great Crested Newts but the only additional footprint is the single storey rear extension which is modest in scale and is unlikely to have an adverse harm on this protected species.

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:	2 September 2024
Earliest date for decision:	30 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	3.9.2024