

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242466
Site Address:	31 Fir Cottage Road, Finchampstead, Wokingham, RG40 4RY
Expiry Date:	25 November 2024
Site Visit Date:	22 October 2024
Proposal: Householder application for the proposed erection of a single storey rear extension and relocation of garden wall.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Modest Development Location – Finchampstead North

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Ecology

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council raised no objection to this planning application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a 1970s detached dwelling in Finchampstead North. The site is located at the end of a cul-de-sac, surrounded by other large, detached residential dwellings which vary in shape and design to create a diverse street scene. All surrounding dwellings benefit from private driveways, front lawns and double garages. Surrounding properties are set a good distance away from each other giving the street a spacious feel. There is a variety of small trees and bushes on the surrounding front lawns contributing to a vibrant and inviting street scene.

The sites façade is an aesthetic balance of red facing brickwork with hung tiles on the upper half of the dwelling. The site has a hipped roof formation made of roman tiles. The site benefits from a paved driveway which can accommodate multiple vehicles, a front lawn with a variety of small vegetation and small trees to sperate the lawn from the street and a double garage. There is a brick wall and gate on the right-hand side of the dwelling for access to the rear. The rear of the property benefits from a patio area and raised grassed garden area with a garden wall. There is boundary fencing along all boundaries along with large trees and vegetation for added privacy.

Proposal: This application proposes a single storey rear extension which will measure 9.45 meters in width, 3.72 meters in height and 1.2 meters in length. The existing garden wall will also be relocated backwards to serve the development.

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 site is located amongst a residential cul-de-sac. The development is a single storey rear extension which will extend the existing office, dining area and create a garden room. The development will 9.45 meters in width, 3.72 meters in height and 1.2 meters in length. The development proposes a pitches roof formation and will reuse the existing fenestrations (doors and window) whilst adding

another window on the northern side of the development and 5 rooflights. The materials used will be facing brickwork to match the existing dwelling and concrete roof tiles to match the existing along with the proposed fenestration.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary

The proposed extension will have an eaves height of 2.31 meters and will project 1.2 meters from the rear wall. These measurements are compliant with the BDG and are therefore modest and acceptable in terms of design and scale. The design is similar to the existing rear design of the property and will not significantly change the look of the property.

Within the vicinity, there are examples of rear development, No. 28 Fir Cottage Road has a single storey rear development with a rooflight, showcasing that the development is not out of character for the area. Furthermore, because the extension will be located at the rear of the property, it will not be visible from the street. As such, the development will have very minimal impact on the character of the area and is also acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development is single storey, the proposed outlook is similar to the existing, therefore there are no concerns of overlooking to any neighbour.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 33 Fir Cottage Road. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

As the development is single storey and modest in terms of size, shape and scale, there are no significant concerns of the development being overbearing.

Ecology: The site is located within a Bat Roost Habitat Suitability Area. A valid bat survey wasn't submitted, however as the development does not involve works to the main roof a survey wasn't deemed necessary.

The councils Ecology Officer reviewed the proposed plans and requested that all bird boxes are dismantled by hand by the building contractor, as well as requesting no hanging tiles are disturbed during the building of the development. Should bats or

recent evidence of bats be found then all works must stop immediately, and an ecological consultant must be contacted for further advice before works proceed.

The Ecology Officer recommended various conditions and informatives which can be found on the draft decision notice.

Conclusion: Subject to conditions, this application is acceptable and 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:	31 October 2024
Earliest date for decision:	30 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	31/10/24