

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243153
Site Address:	97 Fairwater Drive, Woodley, Wokingham, RG5 3JQ
Expiry Date:	7 February 2025
Site Visit Date:	2 January 2025
Proposal: Householder application for the proposed front porch and two storey rear extension with change in fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
92 68	Layout of 32 acres of land for 209 houses in South Lake District of Woodley	Approve 7 th October 1968
13/69	Semi-detached house	Approve 20 th February 1969
43661	Two storey side extension	Approve 9 th December 1994
242009	Application for a certificate of lawfulness for the proposed part conversion of the existing	Approve 9 th September

	detached garage and erection of a single storey extension to the garage to form a separate outbuilding with shower room and gym.	2024
--	--	------

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received
Neighbours	One objection received: - Proposed two storey rear extension will cause loss of light to 95 Fairwater Drive: - Sunlight exposure will be further restricted to the first-floor bedroom window, particularly during the winter months. The drawings do not adequately reflect that the first floor at 95 Fairwater Drive is smaller than the ground floor. - Negative impact on garden at no. 95. In winter the sun reaches our garden in the late afternoon. <i>Officers comment: Impact of loss of light on neighbouring amenity is discussed later in the report.</i> - The existing rear extension at No. 97 currently encroaches onto land at no.95 Fairwater Drive. <i>Officer comment: This is a civil matter and not a material consideration related to this application.</i>

APPRAISAL

Site Description: The application site is a 1960's two-storey semi-detached property located on the western side of Fairwater Drive in Woodley. It has an existing two-storey side extension and a single storey rear extension. The property benefits from a shower room, utility room, kitchen, lounge and dining room on the ground floor. There are no. 4 bedrooms and a bathroom on the first floor. The south facing side elevation of the dwelling is adjacent to highway land. The site also benefits from a certificate of lawfulness for the proposed part conversion of the existing detached garage and erection of a single storey extension to the garage to form a separate outbuilding that will contain a gym and shower room. The proposed floor plan shows that the garage conversion and construction of an outbuilding has not yet been implemented. The internal width of the existing garage is 2.28m and does not fully meet the council's requirement for car parking.

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.

Proposal: The proposal is for a front porch and two storey rear extension with changes to fenestration. The proposed front extension to form a porch would have a mono pitch roof and measure 5.8 metres in width, 3.3 meters in height and 1.4 meters in depth. It would facilitate the reconfiguration of the ground floor layout and create an office behind the cloakroom. The front elevation of the porch extension would have a small obscured glazed window and door with side glazed panel. The proposed two storey rear extension will have a gable roof and measure 5.3 meters in width, 6.5 meters in height and 2 meters in depth. The rear extension will extend beyond the original rear wall and be in line with the existing single storey rear extension. It will facilitate the enlargement of the existing kitchen/dining room and lounge on the ground floor; the 4th bedroom on the first floor will also be enlarged and the family bathroom relocated. Overall, the proposal creates one additional room on the ground floor for an office.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials, and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. Policy R23 of the Borough Design Guide (BDG, 2012) states that any alteration or extension to an existing building should be well-designed, contribute positively to the local character and original building, and relate well to neighbouring properties.

The site is in the defined settlement area of Woodley. Fairwater Drive comprises semi-detached houses of similar age and varying designs. No. 97 Fairwater Drive has an open plan front garden and footpath. The garage is accessed at the rear of the property. The proposed front porch would extend beyond the principal elevation by 1.4m. There are other examples of front porch extension in the immediate street scene and this proposal would blend with other street frontages and not be overly prominent. Overall, the proposal complies with Policies CP1 and CP3 of the Core Strategy and Policy R23 in the Borough Design Guide.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers

and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states that following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves and ridge height should be no more than the existing property.
- The size of the garden should relate to the proposed number of occupants. Private gardens should be of a sufficient size to allow a variety of activities within an appropriate level of privacy. The Council's minimum garden length of 11m is a generally accepted guideline for private garden space.

Overlooking: There are no windows on the side elevations of the front and rear extensions; the rear extension would abut the existing single storey extension, and the first-floor bedroom window would not directly overlook the neighbouring garden at no. 95 Fairwater Drive. Moreover, the bathroom window would be obscured glass and non-opening below 1.7m from the internal floor level. Therefore, there are no concerns about overlooking.

Loss of Light: The single storey front extension does not face directly onto immediate neighbouring properties and there are no concerns related to loss of light.

One neighbour has objected to the proposed two storey rear extension due to the potential loss of light to the rear of no. 95 Fairwater Drive. The neighbour has also expressed concern that the submitted drawings the impact on loss of light to the nearest bedroom window at 95 Fairwater Drive. Moreover, the neighbour is concerned that the proposed rear extension will reduce sunlight exposure to the rear garden at no. 95.

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

Figures 1 & 2 below show the 45-degree angle tests from the gable roof of the two-storey rear extension at no. 97 Fairwater Drive. It can be seen here that both the vertical and horizontal tests would comply in relation to the centre of the nearest ground floor and first floor windows at no. 95 Fairwater Drive. Furthermore, due to the movement of the sun during the day, the proposal would not cast a shadow on the west facing neighbouring garden in the afternoon and early evening. Therefore, the proposal would not significantly impact the neighbouring garden amenity.

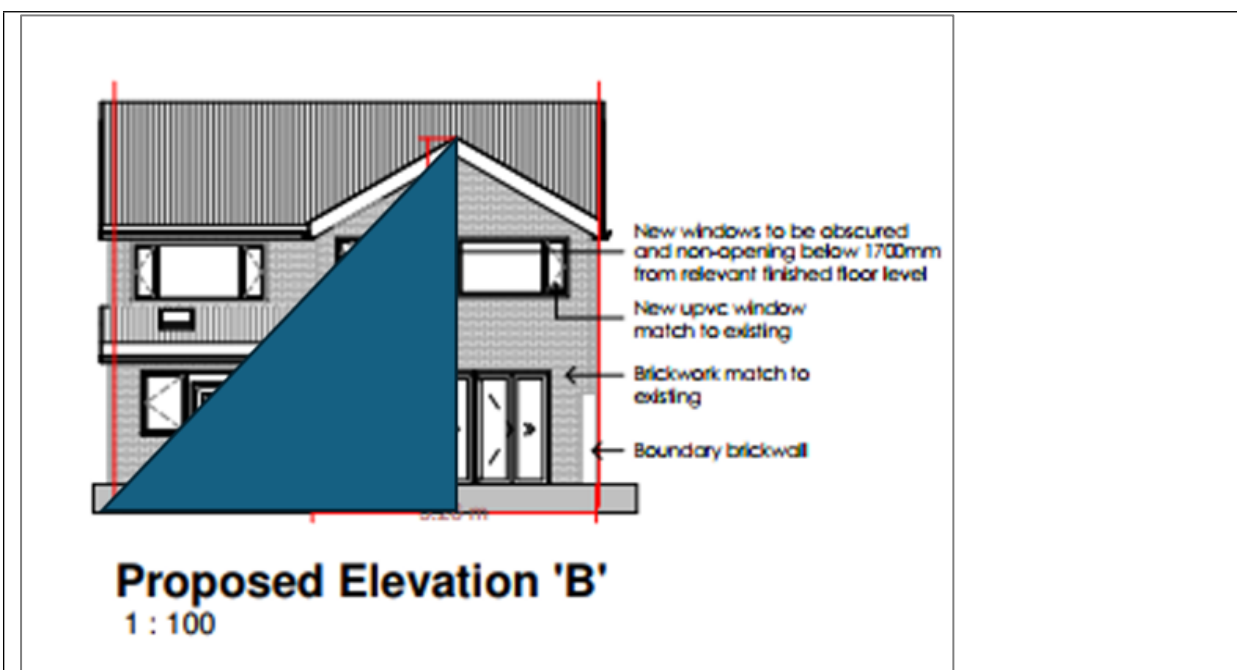


Figure 1: Annotated screenshot of proposed elevation plan to show vertical 45-degree angle test

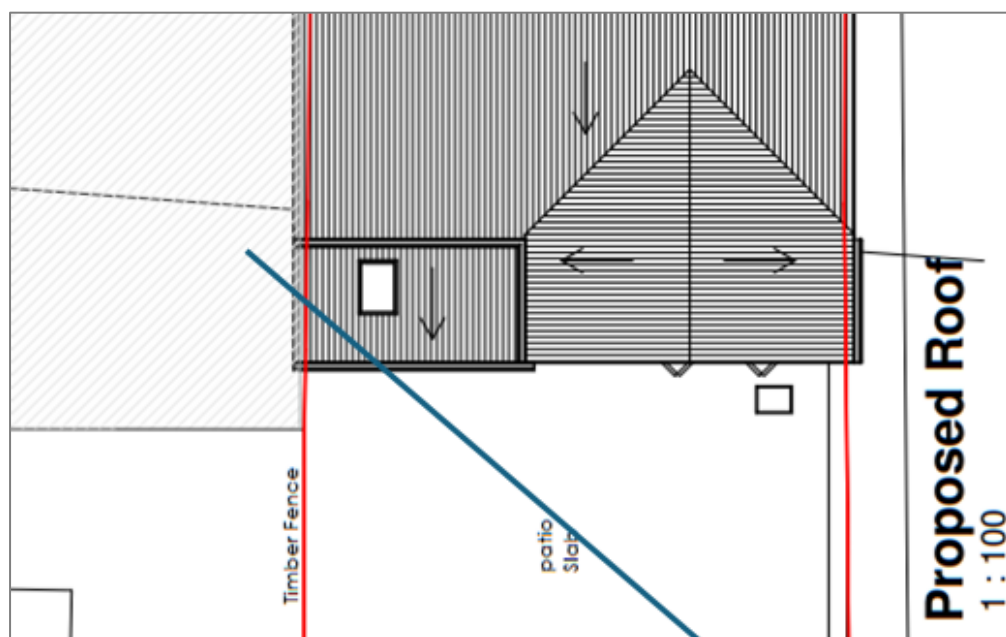


Figure 2: Annotated screenshot of proposed plan to show horizontal 45-degree angle test as a blue line from the approximate location of the nearest first floor neighbouring window.

Therefore, there are no concerns related to any significant loss of daylight or overshadowing to neighbours in this instance.

Overbearing:

The rear extension will project 2m from the main rear wall closest to the side boundary. Furthermore, the eaves and ridge height of the rear extension would not exceed that of the existing property. The front porch extension would relate well to neighbouring properties and only extend by 1.4m beyond the principal elevation. Therefore, there are no concerns related to overbearing.

The rear boundary is set at an angle to the dwelling and the maximum garden length is approximately 11m. However, following the implementation of both certificate 242009 and this proposal, the maximum length of the garden available for amenity use would reduce to 5m, and be less than that recommended in the BDG. Nevertheless, the remaining rear garden would be wide enough to accommodate the usual provisions for residential occupation.

Overall, the proposal complies with Core Strategy Policy CP3 in relation to loss of light, overlooking and overbearing.

Landscape and Trees

Landscape and Trees Officer Comments: The site is within Tree Preservation Order (TPO) 3/1951, W3, on woodland trees of any size. The rear of the plot is at the end of a cul-de-sac. Most houses nearby have been altered over time. There are no trees of note on/adjacent the site that will be impacted by the scheme. The 2-storey addition is subservient and respects the rear building line as seen from the cul-de-sac. The front porch would extend slightly in front of the building line compared with properties to the north but would respect the line of the properties to the south. External materials and general design cues are to match existing. Overall, the scheme would not be unduly out of keeping in the area.

Parking

The on-street parking shown on the approved plans is on adopted highway and not within the red line, or the applicant's ownership. Therefore, there is an existing shortfall of off-street parking in terms of the Council's parking standards. The proposal would facilitate one additional room on the ground floor for an office which wouldn't increase the potential number of occupants within the house. Hence, no additional off-street parking can be insisted upon in this instance.

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:	Yes
Recommendation:	Approve

Date:	29 January 2025
Earliest date for decision:	10 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	31/01/25