

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242660
Site Address:	10 Danywern Drive, Winnersh, Wokingham, RG41 5NR
Expiry Date:	18 December 2024
Site Visit Date:	8 November 2024
Proposal: Householder application for the proposed erection of a single storey side and rear extension with installation of roof lantern, dormer windows and roof alterations. Following the demolition of the existing garage and conservatory.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection subject to conditions
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Winnersh Parish Council: No observations
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The site is located along Danywern Drive in Winnersh, which is predominantly characterised by detached bungalows, chalet bungalows and some two storey dwellings. The plots and dwelling generally have wide frontages and a suburban low-density layout & grain of development. 10 Danywern Drive is a bungalow of traditional brick construction built in circa 1959 with a detached single garage sited to the left-hand side of the property. This dwelling has a part brick, part rendered finish with no significant extensions or alterations since the time of original construction. The original accommodation comprises of two bedrooms with a separate kitchen, living room, one bathroom and a conservatory. 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: R1 design principle within the Borough Design Guide states that <i>'residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing'</i>. The street scene in the surrounding area is varied in style and design of properties as well as variety of single storey and two storey dwellings. The proposal will result in an appreciable increase in height from the existing bungalow, but it would be similar in scale to other dwellings in the street scene. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

R23 design principle within the Borough Design Guide states “*alterations or extensions should be clearly subservient to the form and scale of the original building in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation*”. The gable roof with flat element; first-floor element of the extension is not subservient to the existing dwelling as the proposal includes the creation of additional first floor habitable accommodation, however as the proposal is not overly excessive in size or built from and as the neighbouring properties in the surrounding area differ in size and appearance, there will be no unacceptable harmful impact on street scene and character. It is acknowledged there would be an increase in the visible scale of the dwelling, however this would not result in a development that is detrimentally out of character with the surrounding area.

The BDG states “*porches should generally project less than 2m forward of the building line*”. The front porch would project less than 2m, thus complying with the BDG. It is also considered to be of a suitable size and scale, which would not harm the street scene.

R23 of the Borough Design Guide requires rear extensions to be limited to 4m in depth. The single storey flat roofed rear extension would be approx. 8.6m in depth, thus not comply with the BDG. However, the host property has a very spacious garden to accommodate such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area. The proposal would not extend beyond the established rear boundary line.

The BDG states that “*dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof*” and “*dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportions*”. The gable dormers in the front elevation does not project above the existing ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. The gable dormer would be considered subservient additions given the overall size of property and land and therefore would be considered acceptable. Furthermore, within Danywern Drive there are examples of gable dormer to the front at no.9 and no.14, thus in keeping with character.

The flat dormer complies with the BDG and with it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new windows would be similar to the existing in size and proportions of current ground and first floor window along Danywern Drive, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

Due to the high degree of personalisation in the surrounding area, there are no

objections to the subsequent appearance of the dwelling. As such, this appearance would not look out of place nor harm the street scene.

Neighbouring Amenity:

Separation Distances: The separation distance from the front on no.10 to no.7 is over 35m, thus complying with the minimum front to front separation distance of 10m.

The BDG states the minimum separation distance from rear to flank is 12m. The separation distance from the rear of no.8 and the flank of 8 Deerhurst Avenue is over 27m, thus complying with the BDG.

The BDG states the minimum separation distance from flank wall to boundary is 1m. The separation distance from no.12 is 1.05m, thus complying with the BDG.

On the other hand, the single storey rear extension would be up to the boundary of no.8. It is noted that the existing garage is already up to the boundary of the no.8. As such, an extension that does the same would not result in harm to the character of the area despite not being completely in accordance with the Borough Design Guide.

Overbearing: The proposal would be of similar height to the other dwellings in the surrounding area, the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities. The proposal would not extend beyond the established rear boundary line.

Overlooking: The scheme would add additional windows at the front of the property. Whilst the proposed window would face another property, it is noted that Danywern Drive, a public road, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur

The two ground floor windows and a first-floor window on plan 2332/03 and a first-floor window on plan 2332/04 show that all these windows will be obscured glazed, thus preventing overlooking.

The ground floor study window facing no.12 would not result in harmful overlooking given the room is not a habitable room. Whilst the fence line is low, the neighbour could build a 2m high fence under permitted development without planning permission. Also, the study window would face an obscured glazed door and window.

Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the rear dormer and it's oblique angle/view of 8 & 10 Danywern Drive and 8 Deerhurst Avenue rear garden. Thus, the rear dormer would not cause any significant harm with regards to neighbouring amenities.

The bi-folding door would be screened by the boundary treatment, thus no harmful overlooking.

Loss of Light: In accordance with BRE guidelines and BS 8206-2, the proposed extensions and alterations at No.10, Danywern Drive will not adversely affect the total amount of sunlight to the existing dwellings No. 8 and No. 12 Danywern Drive. Whilst it can be acknowledged that there is a very slight loss of sunlight, this slight reduction will not be noticed by the existing occupants to both neighbouring properties.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Highway Access and Parking Provision: The proposal will increase the numbers of habitable rooms from 6 to 9. The existing 6.3m x 2.2m garage will be replaced with a 6.2m x 2.8m garage. Both the existing and proposed garages do not fully meet the council's requirements for car parking.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The driveway will have ample space for more than three parking spaces of suitable dimensions by utilising the existing dropped crossing, which is acceptable. No negative impact on abilities for cycle storage is expected, which is acceptable.

Ecology: According to the Preliminary Bat Roost Assessment (PRA) found no evidence of roosting bats but identified potential external roost features suitable for crevice-dwelling bats under lifted roof tiles along the hips on the rear elevation and a gap between the uPVC soffit and brickwork on the front elevation. The bungalow was assigned low suitability for roosting bats. The PRA recommended that replacement bat access points and roost sites may need to be created and/or reinstated into the house. Where access is provided for bats, a bituminous roofing felt that does not contain polypropylene/polyethylene filaments (e.g. bitumen felt type 1F) or a non-bitumen coated 'breathable' membrane that has passed the snagging propensity test (e.g. TLX 'Bat Safe') should be used; other non-bitumen coated membranes are harmful to bats and must be avoided. One emergence survey was completed on 25 June 2025. No bats were observed emerging from the property during the survey. The officer is satisfied that the PRA and BES survey effort and methodologies are adequate for the Ecologist to conclude that it is highly unlikely that the property supports roosting bats. The officer notes the Ecologist states that the Bat Emergence Survey contains information regarding a mobile species so it will likely be valid for up to 12 months only.

According to the application form no trees or hedges will be pruned or removed to carry out the development. The existing and proposed plans fail to show the tree in the front garden and assess whether protection is needed during or post construction to ensure the tree and biodiversity habitat are retained and protected. If the necessary condition and informative are included on the decision notice, there are no ecological objections to the development as proposed.

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 proposed development will be liable for CIL based on the measurements of the floorplans listed below.

Existing Plans 2332/05 – 98.30sqm

Proposed Plans 2332/06 and 2332/07 – 277.10sqm

Net increase – 178.80sqm

Please note that any changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

Wokingham Borough Council - CIL Forms (exacom.co.uk)

Should you have any queries regarding CIL, please contact.
Developer.contributions@wokingham.gov.uk

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:	16 December 2024
Earliest date for decision:	13 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	17.12.2024