

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250130
Site Address:	37 Hatch Ride, Crowthorne, Wokingham, RG45 6LF
Expiry Date:	20 March 2025
Site Visit Date:	31 January 2025
Proposal: Householder application for proposed two storey front and rear extension, plus a single storey side extension and changes to fenestration. Followed by the demolition of two existing chimneys.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY

220019: Pre-application advice for the proposed erection of 8 no. dwellings with associated access and parking, following demolition of existing buildings. Replied 09/02/22.

222967: Pre-application advice for the proposed subdivision of the site and erection of 2 no. detached dwellings with associated parking, following demolition of the existing dwelling. Replied 31/10/22.

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection subject to conditions

WBC Highways: No objection

WBC Ecology: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: No objection, ensuring that materials used are in keeping with the street scene. Officer response: The proposed materials include brindle clay roof tiles, proprietary K-Rend render in off-white colour, mid red/brown 'multi' brickwork in 'running bond' with style and colour. Due to the high degree of personalisation in the surrounding area, there are no objections to the proposed materials and the subsequent appearance of the dwelling.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The development site comprises the existing two storey detached dwelling situated within the settlement boundary of Wokingham.

The southern side of Hatch Ride comprises predominantly semi-detached houses with long thin rear gardens and driveways suited to tandem parking. The character of the area is predominantly residential with a mix of two storey and single storey detached, semi-detached and terraced properties of varying designs arranged in a frontage development with a fairly consistent building line. Towards the junction of Old Wokingham Road, the dwellings comprise a mixture of detached and semi-detached set within larger plots.

Dwellings along Hatch Ride comprise long thin plots with a mixed character consisting of predominantly red brick dwellings. No. 35 and 37 Hatch Ride comprise larger plot sizes and dwellings set back from the highway by residential driveways.

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 *‘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’*. The street scene in the surrounding area is varied in style and design of properties. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

The Borough Design Guide states *“porches should generally project less than 2m forward of the building line”*. The open storm porch with timber posts would project approx. 0.83m forward of the building line, thus complying with the BDG. Furthermore, the open porch is considered to be modest in scale and form which does not harm the street scene given along the street scene there are a variety of front porches.

The Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension would be 2 storey in height and would project 1.30m forward of the building, thus not fully compliant with the BDG. The projecting gable would be set back from the road by over 8m, is set down from the main dwellings ridge height and would appear a subservient feature to the main dwelling. As a result of the varied character along the street, such feature would not harm the street scene so is considered acceptable.

The BGD states *“side extensions should not generally project forward of the building line on the street frontage”* and *“a gap should be retained between the building and the site boundary and this should be a minimum of 1m in width”*. The side extension would be set back from the building line but approx. 0.33m from the site boundary of no.39, thus not fully compliant with the BDG. However, given the side extension is only single storey and the proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling, it would be considered acceptable.

R23 of the Borough Design Guide requires rear extensions to be limited to 4m in

depth and extensions to be stepped down from the main ridge. It also seeks to achieve a coherent and well-designed approach that influences and responds to the original building. The two-storey rear extension would be greater than 4m in depth with rear extension would be stepped down from the main ridge, thus not fully complying with the BDG.

However, the host property has a very spacious garden in order to accommodate for such sized extension and the proposal is set on a relatively large site, and the extensions utilise the majority of the existing footprint of the existing dwelling.

The proposed roof form would be coherent that responds to the original building given the pitch roof elements of the existing dwelling. Furthermore, this would be largely indiscernible and not visible from the public domain. Hence, it would not have an adverse impact on the character of the host property or surrounding area.

The proposed materials include brindle clay roof tiles, proprietary K-Rend render in off-white colour, mid red/brown 'multi' brickwork in 'running bond' with style and colour. Due to the high degree of personalisation in the surrounding area, there are no objections to the proposed materials and the subsequent appearance of the dwelling.

Neighbouring Amenity:

Overlooking: The rear elevation of the property already contains three windows at first floor level, and it is not considered that the rear extension would not result overlooking for neighbouring properties. The first-floor rear en-suite window will be obscured glazed.

The BDG states *"the side walls of extensions must not contain any windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours"*. The proposal includes a side bath window facing no.39 and two side windows for bed 3 facing no.35. The bath window will be obscured glazed as stated on plan PL4.3.2 and the two bed 3 windows would face a blank wall of no.35. Therefore, in this instance such additions would be acceptable in this circumstance

Overbearing: The resultant dwelling does not project further to the rear than neighbouring dwelling no.39 and as such will not result in any impact to the amenities of adjacent residential property by way of overbearing. Whilst no.37 would project forward of the rear building line of no.35, however given the size of the plot and the siting of the dwelling within it resulting in sufficient separation distances to neighbouring property it would not result in harmful overbearing concerns. Furthermore, the proposal is well screened from neighbouring dwellings through the provision of 1.8 metre close boarded fences and mature boundary hedges to the east and western elevations.

Loss of light: Plan PL2.3 shows that the proposal does not breach the 45° or 60° line of no.35, thus complying with BRE regulations and therefore not resulting in harmful loss of light. Also, given no.37 is set back from no.39, no harmful loss of light would occur to no.39.

Highway Access and Parking Provision: The proposal will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards.

The proposal will reduce the existing level of hardstanding, however, the retained level of parking is considered acceptable.

Flooding and Drainage: The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping, therefore would be no significant flooding issues. The comments from drainage have been taken into consideration, however due to the scale of the scheme the provision of a drainage system is not required.

Ecology: All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

The ecology officer is satisfied that the Preliminary Ecological Appraisal survey effort and methodology are adequate for the Ecologist to conclude that there are currently no potential roost features and the property has negligible potential to support roosting bats.

The ecologist has recommended a condition that would restrict external lighting to be installed. This request is considered to be disproportionate to the scale of development and the nature of the findings. As such, it is considered unnecessary in this instance.

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.

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 PL3.1 – 92.23sqm

Proposed Plans PL4.3.2 – 194.48sqm

Net increase – 102.25sqm

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:

<https://pfi.exacom.co.uk/wokingham/cilforms.php>

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:	Not required
Recommendation:	Approve
Date:	13 March 2025
Earliest date for decision:	14 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.03.2025