

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250090
Site Address:	1 Grange Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RD
Expiry Date:	14 March 2025
Proposal: Application to vary condition 2 of planning consent 232790 for the householder application for the proposed first floor extension above the garage to create habitable accommodation along with changes to fenestration. Condition 2 refers to the approved details and the variation is to make changes and amendments to fenestration.	

PLANNING CONSTRAINTS/STATUS

Archaeological Sites
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Countryside
Ground Water Zones
Landscape Character Assessment Area

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB23 – Biodiversity and Development TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document A Design for Hurst

PLANNING HISTORY

Application No.	Description	Decision & Date
41766	Single storey extension (garage)	Approved 15/12/1993
991607	Proposed Single Storey Rear Extension To Dwelling Conversion Of Part Of Garage To	Approved 17/05/1999

	Shower Room With Bedroom in garage roof space	
060179	Proposed single storey rear extension to dwelling and demolition of existing rear extension.	Approved 15/06/2006
161604	Application for a certificate of lawfulness for the proposed construction of a rear dormer and roof extension.	Approved 25/07/2016
202351	Application for a certificate of existing lawful development for use of land as garden curtilage for 1 Grange Cottages used for longer than 10 years.	Approved 27/10/2020
203325	Householder application for the proposed erection of a two storey garage with insertion of 2no. roof lights and 2no. front dormers.	Refused 22/01/2021
232790	Householder application for the proposed first floor extension above the garage to create habitable accommodation along with changes to fenestration.	Approved 18/01/2024

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection.

WBC Ecology Householder – No objection subject to conditions. *Officer comments: This will be assessed within the main report.*

External

None

REPRESENTATIONS

Parish/Town Council	No comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Proposal:

This application seeks permission to vary condition 2 of planning consent 232790. Condition 2 relates to the approved details and the proposed variation is to allow the substitution of drawings. The submitted drawings show that the fenestration is being varied by having an alternative window and door arrangement to the first floor side elevation and the ground floor side and rear elevations, along with a change to the size of the rooflight. Additionally, a flue is being inserted to serve the new gas fire in the rear lounge.

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 outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. 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 changes to fenestration on the side elevation at first floor level will see the window being replaced by a sliding door, and an internal safety barrier would be introduced. The sliding doors only vary slightly in their dimensions from the approved windows, and it is not deemed that this change would impact upon the character of the area. At ground floor level below the new sliding doors, the door will be moved closer to the front of the property, and a new window is being introduced to serve a new office room. Further to the rear of the property on the side elevation, the two windows serving the existing sitting room are being replaced by a sliding door. It is not deemed that the fenestration changes at ground floor level would on the side elevation would result in any harm to the character of the area.

The proposed fenestration changes on the rear elevation include the rooflight being amended slightly in terms of its dimensions and positioning. The changes to the rooflight are minor, additionally the rooflight is on the rear elevation where it is not seen from the public realm. Therefore, it is not considered that the changes to the rooflight would impact upon the character of the area. At ground floor level, the existing doors are windows serving the rear sitting room are proposed to be replaced with sliding doors. These changes are on the rear elevation where they are not visible from the public realm, and therefore it is not considered that this change would negatively impact upon the appearance of the dwelling or the character of the area.

The proposed new flue is modest in size and would not be visible from the street scene. It is therefore not considered that the flue would impact upon the character of the area.

Overall, it is not deemed that the amendment to the scheme would result in any additional harm to the local character and the amendment is therefore in accordance with Core Strategy Policies CP1 and CP3.

Neighbouring Amenity:

The proposed changes to fenestration would not introduce any overlooking concerns as they are on the rear and side elevations where they do not face neighbouring

properties. It is therefore not considered that the proposed changes to fenestration would impact upon neighbouring amenities.

The proposed flue is set away from the boundary with the neighbouring property and it is modest in terms of its size. The proposed new flue therefore poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposed changes to fenestration and insertion of a flue would have no impact upon the residential amenity space of the application site.

WBC Ecology:

The Council's Ecology Officer has recommended a condition, part of which requires the works to be carried out in accordance with the recommendations in section 4 of the submitted Preliminary Roost Assessment, which is deemed as being entirely appropriate. However, part of the condition requested a scheme of biodiversity enhancements to be submitted and approved by the council. It is deemed that the requirement for biodiversity enhancements is an unreasonable request when assessed against the nature of the survey findings. Accordingly, this part of the condition has been omitted.

The Council's Ecology Officer has also recommended a condition that would require any external lighting to be installed on site to be approved in writing by the local planning authority. Given that the proposed development will not result in an increase in external lighting, it is deemed excessively onerous and unreasonable to attach a condition restricting external lighting for development of this scale. Accordingly, the condition is not attached.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	14 March 2025
Earliest date for decision:	10 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14/03/25