

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242305
Site Address:	1 Talbot Cottages, Forest Road, Binfield, Berkshire, RG40 5SG
Expiry Date:	10 January 2025
Site Visit Date:	25 November 2024
Proposal: Householder application for the demolition of an existing conservatory and the construction of an oak framed orangery with roof light.	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Countryside
Landscape Character Assessment Area
Green Routes and Riverside Paths Consultation Zone

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
Appeal ref: APP/H0330/A/9 2/199297	Proposed first floor rear extension above garage to form a bedroom, bathroom and study	Allow 26 June 1992
040517	Proposed single storey rear extensions to dwelling to form conservatory and garage.	Refuse May 2004
041023	Proposed single storey front extension to garage and single storey rear extension to dwelling to	Approve

	form conservatory.	August 2004
052518	Proposed erection of a replacement garage, demolition of existing garage.	Approve June 2005

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning
WBC Landscape and Trees
WBC Ecology

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	Two comments received from neighbours. One of the two neighbours has objected: 1. No objections to this planning application. 2. (a) A condition of an Appeal allowed in 1991 for the first-floor rear extension was that no future increase in the dwelling footprint would be permitted. <i>Officer comments: There are no conditions relating to Appeal decision ref APP/H0330/A/92/199297 that indicate a further increase in the footprint of the dwelling will not be permitted. Furthermore, current planning policy does not specifically restrict dimensions.</i> (b) The existing rear conservatory was not built to the approved plans. A deep trench was dug for the foundations and the removal of the ground may have caused cracking in the rendering and floor movement of the adjacent property. <i>Officer comments: This is not a material consideration related to the current application. Furthermore, permission 041023 did not specify that the development must be glazed and Condition 2 states that the materials used in the construction of the external surfaces of the extension must match the existing dwelling. Previous damage to the neighbouring property is a civil matter and not a material consideration of this application. However, an informative will be included in the Decision Notice bringing the applicants attention to the Party Wall etc. Act 1996.</i>

	(c) The proposed plans show a further enlargement of the property rather than a replacement of an existing conservatory. <i>Officer comments: The proposed enlargement of the dwelling footprint will be discussed in the main body of the report.</i>
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APPRAISAL

Site Description: The site relates to a 19th Century two-storey semi-detached dwelling located on Forest Road. It is within a semi-rural setting that is characterised by a mix of residential properties and open countryside.

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 the demolition of an existing conservatory and the construction of an oak framed Orangery at the rear of the property. The proposed single-storey rear extension is 7.5 metres in length and 1.2m longer than the existing conservatory. The proposed width is 3.5m, 0.5m wider than the existing conservatory and the development will extend up to the shared boundary with no. 2 Talbot Cottages. The maximum height from the original ground level is 2.75m, excluding the roof lantern. The development will be set back from the existing rear elevation of the garage and sited within an enclosed rear garden that will be 43 metres in length. The proposed materials for the Orangery are brick, green oak, glass and a single ply membrane flat roof, grey in colour.

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.

The site is located outside of development limits, where Core Strategy Policy CP11 applies. Policy CP11 states that to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The proposed development is located at the rear of the dwelling and in a private garden. The increase in scale, form and footprint is modest when compared to the original building and in respect of other extensions on neighbouring properties. The proposed external materials of brick, green oak, glass and a single grey ply membrane flat roof would be suitable to match/complement those on the existing dwelling. Therefore, the development will not have a significant impact on the character and appearance of the host property, neighbours or the countryside and is not contrary to policy CP11.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. 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.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The site is located on Forest Road within the parish of St Nicholas Hurst, in the Borough of Wokingham. This area is semi-rural, characterised by a mix of residential properties, open green spaces, and agricultural land. The surrounding landscape includes both open countryside and built form, reflecting Binfield's transition between rural surroundings and suburban development.

The proposal is for the demolition of an existing conservatory and the construction of a single-storey rear extension that will feature a flat roof design with a roof lantern. It will not be visible from the public realm and not adversely affect the character of the surrounding area.

Neighbouring Amenity:

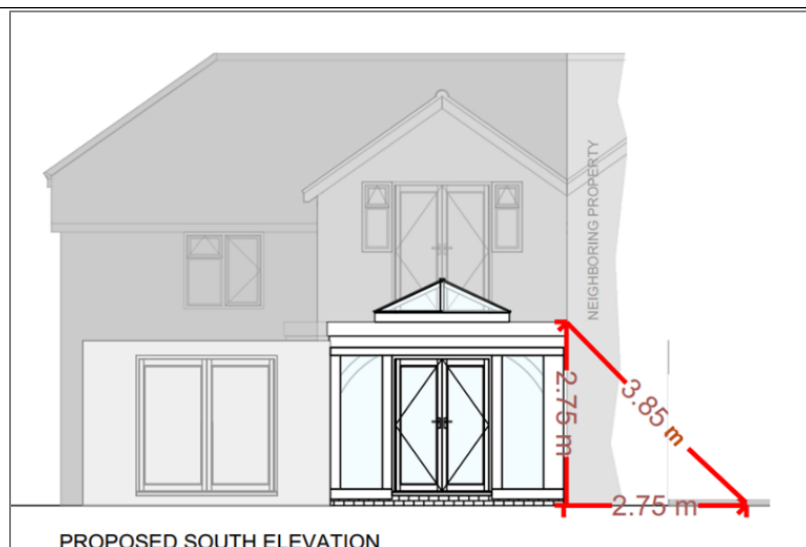
Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

There are no proposed windows on the side elevation of the single storey extension facing onto no.2 Talbot Cottages. Therefore, there is no impact on the neighbour's privacy from any additional overlooking.

Loss of Light:

The proposed single storey rear extension would sit adjacent to the shared boundary with no.2 Talbot Cottages. The boundary treatment is a wooden fence approximately 1.8m in height and screened on the neighbours' side by vegetation approximately 2.5m in height. The development extends approximately 1 metre beyond the footprint of the existing conservatory.



PROPOSED SOUTH ELEVATION
Figure 1: Annotated screenshot from Google Earth to show vertical 45-degree angle in relation to rear ground floor of neighbouring property.

Figure 1 shows the vertical 45-degree angle test from the corner of the proposed extension to the ground floor of the neighbouring property at no. 2 Talbot cottages. This 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. As can be seen here and in the horizontal test below, both tests are complied with.



Figure 2: Annotated screenshot from Google Earth to show existing 45-degree horizontal angle (A-B) and proposed 45-degree horizontal angle (C-D) in relation to rear ground floor structure at the neighbouring property.

Figure 2 indicates that the proposal passes the horizontal 45 degree test because the centre point of the conservatory window at 2 Talbot Cottages would be to the right of the 'C-D' line on the image and outside the area of overshadowing.

Therefore, there would be no significant additional loss of daylight/sunlight to the rear of no.2 Talbot Cottages. Furthermore, the south facing aspect of the rear garden means that any shadowing will be minimal until the end of the day.

Overbearing:

The rear single storey extension will extend beyond the rear wall of the existing dwelling by 7.5 metres to accommodate the orangery. This is 3.5 metres longer than what is recommended in the Borough Design Guide for development close to a boundary. However, it will sit within a large, enclosed garden and only extend beyond the original footprint by 1 metre and the additional bulk and mass of the proposal would also be softened by landscaping in the neighbour's garden. Given the above and the limited height of the proposal and its flat roof design, it would not result in a significant overbearing impact on the No. 2 Forest Road such that it would warrant refusal of this application.

Overall, the impact of the development on the residential amenity would be acceptable in relation to policy CP3 and CP9 of the Core Strategy.

Landscape and Trees: The site is in Countryside, along a Green Route Enhancement Area. Policy CC03 of the Local Plan states that development proposals should protect and retain existing trees, hedges and other landscape features.

Trees and Landscape Officer comments:

There are no trees of note that will be impacted by the built form.

The alterations are subservient, connected to the main building, partly replace existing and do not attract views from the GREA.

Therefore, the development complies with policy CC03.

Ecology:

Policy TB23 states that development proposals must provide appropriate buffer zones for habitats and species of principle importance for nature conservation. The development site is located within a bat protection zone. A Preliminary Roost Assessment was completed by Wenman Ecology Consultancy in November 2024 and no evidence of roosting bats was identified.

Impact Assessment comments:

- It is considered highly unlikely that the construction activities would result in the damage/destruction of a bat roost or lead to disturbing/harming bats.
- It is considered highly unlikely that the proposals will result in the permanent loss or damage of a bat roost.
- The development proposals avoid potential adverse effects on bats and their roosts.

Therefore, the development should be acceptable in terms of Policy CP7 and TB23.

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:	8 January 2025
Earliest date for decision:	6 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	09/01/25