

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                |                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                     | 242797                                              |
| <b>Site Address:</b>                                                                                                                                                                                                                                           | 99 Hyde End Lane, Spencers Wood, Wokingham, RG7 1ES |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                            | 13 January 2025                                     |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                        | 7 January 2025                                      |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey front extension, single storey rear extension and two rear dormers and one roof light to facilitate loft conversion, plus the partial conversion of the existing garage. |                                                     |

### **PLANNING CONSTRAINTS/STATUS**

Countryside  
Bat Roost Habitat Suitability

### **PLANNING POLICY**

|                             |                                                                                                                                                                                |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                          |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP11 – Proposals Outside Development Limits |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking<br>TB23 – Biodiversity and Development                                  |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                                                                           |

### **NO RELEVANT PLANNING HISTORY**

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Highways – No objection subject to a condition  
WBC Ecology – No comments

#### **External**

None

### **REPRESENTATIONS**

|                          |                      |
|--------------------------|----------------------|
| Shinfield Parish Council | No comments          |
| Ward Member(s)           | No comments received |
| Neighbours               | No comments received |

## APPRAISAL

**Site Description:** The application site consists of a two-storey, semi-detached property located on Hyde End Lane, Spencers Wood, within designated countryside. The property is set back from the road behind mature hedging, a lawned area and off-street parking for two vehicles. To the rear of the property is a large garden, with open fields beyond.

**Proposal:** This application seeks planning permission for the erection of a single storey front extension, single storey rear extension, the conversion of the existing loft and the partial conversion of the existing garage.

**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.

**Countryside:** The site is located in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

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

There would no excessive encroachment into the countryside resulting from the development. The proposed works associated with the conversion of the loft would be contained within the envelope of existing built form, while the proposed single storey additions at the front and rear of the dwelling are limited in size. The proposal is therefore considered to comply with policy CP11 in this respect, having an acceptable increases in the scale, form or footprint and thus impact on the countryside setting.

**Character of the Area:** The proposed single storey front extension would replace an existing porch of similar size. This would be a notably modest enlargement of the host dwelling and would have limited impact on the appearance of the building.

The conversion of the loft would be facilitated through the erection of two dormer extensions to the rear of the property and the installation of a rooflight to the front. The dormers would have a flat roof and would comply with the Borough Design Guide in that they would be set back from the sides of the roof, as well as set down from the ridge of the host dwelling. In any case, the rear elevation of the dwelling cannot be easily seen from the street or nearby areas, thus reducing the impact on wider character.

The single storey rear extension would extend across the entire width of the dwelling at a depth of approximately 5 metres. This component of the development would not be visible from public vantagepoints, therefore raises no concern on character grounds.

The requirement to provide additional parking would result in the installation of hardstanding across the entire frontage of the site. Whilst the loss of green infrastructure would be unfortunate, it is noted that other properties within the street scene have undergone similar changes in recent years, and it is therefore not considered to be justification to withhold planning permission in this instance.

Overall, the proposal is considered to be acceptable from a visual perspective and is compliant with policies CP1 & CP3 of the Core Strategy.

### **Neighbouring Amenity:**

*Overlooking:* The dormer windows would provide oblique views of the neighbouring properties' rear gardens, however, this would not result in direct overlooking. The other additional elements of fenestration pose no added overlooking concerns.

*Loss of Light & Overbearing:* The proposed ground floor extension to the rear would only slightly extend beyond the rear of the neighbouring dwelling, No.97. Coupled with the extension's modest height, this would prevent any adverse loss of light or overbearing impact experienced by the adjoining neighbours. As for the impact to No.101, the separation distance between the two properties would prevent any such harm.

**Ecology:** A number of ecological surveys have been submitted in support of this application. A series of findings through the initial preliminary bat roost assessment indicated the presence of a day roost used by small numbers of non-breeding brown long-eared bats and that the presence of a small maternity colony could not be discounted. As such, an emergence survey was recommended and subsequently undertaken.

It is considered that the survey effort and methodology are adequate to support the Ecologist's conclusion that the findings within the emergence survey indicate that the house acts as a day roost for individual or non-breeding female common pipistrelle (*Pipistrellus pipistrellus*) bats. The LPA support the conclusion that a European Protected Species Licence from Natural England will need to be obtained before the works commence.

Provided a planning condition is imposed to ensure that development cannot commence unless a bat licence has been obtained from Natural England, then the development will not have a detrimental impact on the favourable conservation status of bats and is in accordance with planning policy.

**Highway Access and Parking Provision:** The proposed plans indicate that at least three parking spaces can be provided within the frontage of the site. The level of parking meets WBC parking standards and is therefore acceptable.

The retained garage/store will be suitable for cycle storage, which is welcomed.

**Conclusion:** For all the above, the proposal is acceptable, and the application is recommended for approval.

**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

|                                    |                  |
|------------------------------------|------------------|
| <b>Conditions agreed:</b>          | Yes              |
| <b>Recommendation:</b>             | Approve          |
| <b>Date:</b>                       | 8 January 2025   |
| <b>Earliest date for decision:</b> | 10 December 2024 |

|                                                                 |                                                                                     |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:</b><br><b>(Authorised Officer)</b> |  |
| <b>Date:</b>                                                    | <b>10 January 2025</b>                                                              |