

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242455
Site Address:	8 Salmond Road, Shinfield, Wokingham, RG2 8QN
Expiry Date:	10 January 2025
Site Visit Date:	17 October 2024
Proposal: Householder application for the proposed single storey front extension, part single part two storey side extension, part single part two storey rear extension, conversion of the loft space facilitated by the insertion of 3 no. dormers to the rear elevation, following the demolition of the existing garage. Plus, changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Shinfield (North of the M4))
Tree Preservation Orders
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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
242030	Householder application for the proposed erection of a part single part two storey front extension, two storey side extension, part single part two storey rear extension, a loft conversion to create habitable accommodation including the erection of 2no. rear dormers following demolition	Approved 11/09/2024

	of the existing detached garage, plus changes to fenestration.	
--	--	--

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection subject to conditions. *Officer comments: This will be assessed within the main report.*
WBC Ecology – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council consider that one central dropped kerb would allow for a safer and more practical parking area. <i>Officer comments: The proposed boundary wall and dropped kerb have been removed from this application following discussions with the agent.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey front extension to extend the existing lounge. A part single, part two storey side extension, this would provide a utility room and an extension to the kitchen at ground floor level and a bedroom at first floor level, this would follow the demolition of the existing garage. A part single, part two storey rear extension, this would extend the lounge, dining room and kitchen at ground floor level and would extend two of the existing bedrooms at first floor level. Plus, the conversion of the loft space to create two new bedrooms.

This application is near identical to the previously approved application ref: 242030. The main differences between the previous application and this current one are the introduction of an additional flat roof dormer to the rear elevation, and the introduction of small pitches to the roof above the first floor windows on the front elevation.

Following discussion with the agent, revised plans were received which omitted an earlier proposed drop-kerb and front boundary.

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:

Front Extension

The proposed single storey front extension would have a pitched roof joining to the host dwelling. The front extension would comply with the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension would only project forward 2 metres, but this is still set back 0.5 metres from the front building line. As such, it is deemed that the front extension poses no harm to the character of the area.

The existing two storey front gable projection would be altered to feature expanses of modern fenestration, with floor to ceiling windows. Whilst this element would be visually prominent within the street scene, its impact would not be adverse as it replicates the form of no. 11 Salmond Road's front extension on the opposite side of the road. Overall, its impact on the character of the area would be acceptable.

Side Extension

The two storey element of the proposed side extension would continue the dwelling's existing gable roof form, aligning with its ridge line and principal building line. Whilst the BDG does recommend such extensions to be set back from dwellings' building and ridge lines, in this instance the extension retains an adequate separation distance from the adjacent site boundary of 1.25 metres, and due to the relationship with the adjacent property, there are no terracing effect concerns. The extension would be subservient to the host dwelling and would have an acceptable impact on the character of the area.

The single storey element to the front would appear similar to the proposed front extension on the other side of the existing two storey gable front projection. This single storey element would be set back 0.5 metres from the front building line and is set 1.25 metres from the boundary. It is not deemed that it would negatively impact upon the character of the area.

The single storey element to the rear would not adhere to R16 design principle within the BDG in relation to separation distances as this element would be set 1.25 metres from the boundary with the neighbouring property. However, given the proportionate scale and unimposing design, it is considered that it would have an acceptable impact on the appearance of the dwelling and wider area.

Rear Extension

The two storey element of the proposed rear extension would have a hip to crown roof form and would in total protrude 3 metres from the rear of the dwelling. Whilst crown roof forms are generally discouraged, its modest depth combined with the hipped roof element adequately offsets its relatively incongruous form. Additionally, views from the public realm would be skewed and fleeting. Overall, the impact on the character of the area would be acceptable.

The single storey rear extension would have a flat roof form and would protrude 4 metres from the rear of the dwelling (1 metre beyond the two storey element). As the extension's form would be screened from the street scene, the impact on the character of the area would be acceptable.

Loft Conversion

The proposed flat roof dormers are located to the rear of the dwelling where they would not be visible from the street scene. Additionally, the dormers are positioned within the main roof, they are set back from the eaves line and the sides of the roof, and they do not exceed the height of the ridgeline of the existing roof. This ensures that the dormers appear as subservient features of the main roof and demonstrates that the loft conversion poses no harm to the character of the area.

Neighbouring Amenity:

Single Storey Front Extension

The proposed single storey front extension would extend 2 metres, and it is single storey in nature. There are no windows proposed on the side of the extension and therefore there are no issues relating to overlooking or loss of light. The front extension is set 2 metres from the boundary with no. 2 Pendred Road, and therefore it is not deemed that the front extension would have an overbearing impact.

Side Extension

The two storey element of the proposed side extension is set 1.25 metres from the boundary with the neighbouring property. This element is aligned with the neighbouring garage at no. 6, and therefore it is not deemed that the extension would cause any significant overbearing or loss of light impacts. There are no windows proposed on the side of this extension, and therefore there are no concerns relating to overlooking.

The single storey front element of the side extension has an eaves height of 2.6 metres, and therefore it is not deemed that there would be any impact on neighbouring amenities relating to overbearing and loss of light issues. Additionally, there are no windows on the side, and therefore there are no concerns relating to overlooking.

The single storey rear element of the side extension is set 1.25 metres from the boundary with the neighbouring property. The extension will extend approximately 3.2 metres beyond the rear of the neighbouring property and due to the single storey nature, there are no concerns relating to loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed extension is 1.25 metres from the boundary and has an eaves height of 3.25 metres. This does not comply with guidance in the BDG, however, this element is not near the main rear amenity space of the neighbouring property, and it is not deemed that the potential overbearing impacts would be impactful enough to warrant refusal of the application. Additionally, there are no windows on the side, and therefore there are no concerns relating to overlooking.

Rear Extension

The proposed rear extension is set 2 metres from the boundary with the neighbouring property no. 2 Pendred Road. No. 2 Pendred Road is also at an obscure angle to the application dwelling and the properties are approximately 9.8 metres from one another

at the closest point. This large separation distance ensures that the rear extension would not cause any overbearing or loss of light issues. In relation to overlooking, no windows are proposed on the side of the rear extension and the windows on the rear are over 26 metres from the nearest neighbouring properties, thus complying with the back to back separation distance guidance found within the BDG.

Loft Conversion

The proposed dormers are well contained within the roof and therefore it is not deemed that they would cause any significant loss of light or overbearing impacts. The dormer windows would retain at least a 26 metre back to back distance from each neighbour to the north and east of the site. This complies with guidance in the BDG and therefore there are no overlooking concerns in this regard.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Highway Access and Parking Provision:

The proposal involves the loss of the existing garage and would result in an increase in habitable rooms. The proposed site plan indicates space for 3 no. vehicles that would utilise the existing dropped kerb access. WBC Highways consider this acceptable, however, they would recommend that a couple of the spaces are reorientated to avoid conflict with the telegraph pole and to remove the need to widen the dropped crossing.

Landscape and Trees:

The WBC Landscape and Trees officer has suggested a landscaping condition for the front of the site to ensure that the application complies with relevant policies. Given that the boundary wall and dropped kerb no longer form part of the application, it would be deemed to be onerous and unreasonable to attach a pre-commencement condition for a landscaping scheme. Accordingly, the condition is not recommended.

Conclusion:

For the reasons 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.

Conditions:
Officer recommended standard conditions: CA2, CA5, CB9
Officer recommended non-standard conditions: None
Consultee recommended conditions: None
Conditions agreed: Not required

RECOMMENDATION	
Recommendation:	Approve
Date:	7 January 2025
Earliest date for decision:	5 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	13/01/25