

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250261
Site Address:	3 Montreal Terrace, Station Road, Twyford, Wokingham, RG10 9ND
Expiry Date:	9 April 2025
Site Visit Date:	21 February 2025
Proposal: Householder application for proposed single storey rear extension with changes to fenestration. Followed by the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Conservation Area
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Railways
Borough Wards
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand 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 CC06 – Noise CC07 – Parking CC10 – Sustainable Drainage TB23 – Biodiversity and Development

	TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
183439	Householder application for proposed loft conversion with rear dormer for habitable accommodation, and changes to fenestration	Refused 10/02/19
190572	Householder application for the proposed loft conversion with rear dormer and rooflight and 2 rooflights at front.	Approved 10/04/19
230415	Application for a certificate of lawfulness for the proposed erection of a garden outbuilding following demolition of existing summer house.	Approved 02/02/23

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Built Heritage Officer: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council: Raise concern in relation to loss of light to neighbouring properties and ask for the neighbours' comments to be taken into consideration. Officer response: Addressed in neighbours section.
Ward Member(s)	No comments received
Neighbours	4 Montreal Terrace: Object Overbearing, loss of light, negative impact on the conservation area due to the scale of development and previous planning applications. Officer response: See neighbour amenity section below. WBC Heritage has no objection with regards to impact upon the conservation area, see Built Heritage section of report for more detail. Each application is assessed on its own merit and on a

case-by-case basis.

APPRAISAL

Site Description: Two storey terraced house.

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: The proposed development is to demolish the existing conservatory and build a ground floor rear extension to create an enlarged kitchen-dining space with a sloping roof with glazed rooflights along the common boundary. It also includes some minor internal remodelling.

The proposed extension would replace the conservatory and be built from brick to match the existing property with a pitched roof using slates, to match the existing slate roof. Both new and existing rear roofs will be adjusted to incorporate rooflights.

The rear extension does not exceed the recommended 4m depth for extensions within the Borough Design Guide as the depth is approx. 3m. Whilst the single storey rear extension would be larger the existing conservatory, it would still have a very similar view as the existing conservatory, so it is not going to have a significant harmful impact. With it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would unlikely have an adverse impact on the character of the host property or surrounding area.

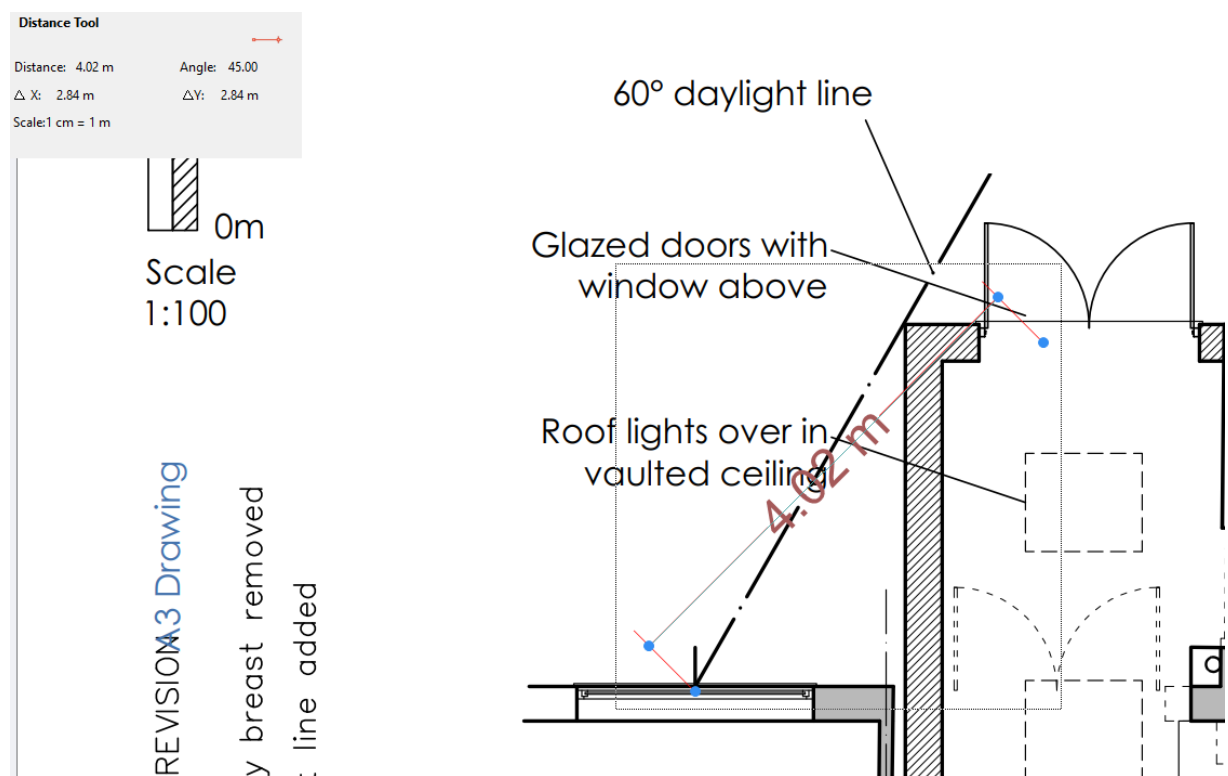
Neighbouring Amenity:

Overlooking: At current, a conservatory is located at the rear of the property in the back garden. The single storey rear extension would have a very similar outlook, so it is not going to have a significant harmful impact in terms of potential privacy issues or overlooking concerns.

Loss of Light/Overbearing: It recommended that the height of extensions should be no more than 3m when adjacent to the boundary in the Borough Design Guide. The proposal is 3390mm high, but the ground level of the neighbour's property is 350mm higher than no.3, which means that the proposed height is only 390mm higher than the recommendation in the design guide when viewed. The overall scale and massing of the extension is proportionate to the host property and consistent with typical

residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

As a of the rear extension, there is a potential loss of light to the rear of no.4 (see figure below). Whilst a line of 45* degrees would marginally be breached as a result of the extension, the 45* degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach is considered minimal and only a limited amount of light would be lost to a full height patio window of the kitchen area. Whilst it's acknowledged some loss of light will occur. It's considered not to be a reasonable reason to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light.



Highway Access and Parking Provision: The proposal will not increase the number of habitable rooms. The existing resident permit parking arrangements are therefore considered acceptable in this instance.

Built Heritage: The application proposes the demolition of the existing conservatory and the erection of an extension of a single storey element on 3 Montreal Terrace, a dwellinghouse dating from 1911 located within the Twyford Station Conservation Area.

Montreal Terrace has the appearance and form of a typical late 19th/early 20th century terrace, although it is understood to have been built fairly late in 1911. The front elevation is of grey stock brick with buff brick details, the sides and rear of red brick under a slate roof, some ornamentation to the door and window arches and finely turned details to the bay windows. Sadly, the terrace has not been treated well in the 20th century and of the five dwellings only two retain their original appearance

– and only one of those having the original windows. The other three have been unsympathetically altered with uPVC windows, painting and in the case of no. 3 grossly inappropriate cement pebbledash render.

The application proposes the re-building of an existing infill/conservatory element which has been formed between the original outrigger and neighbouring boundary. As is not uncommon in the development of Victorian-Edwardian terraces, it is proposed to ‘square off’ the outrigger to the full width of the plot as to create a large open-plan kitchen/dining area. The replacement element would have a pitched roof, which, combined with the outrigger, would form a ‘butterfly’ roof form – a form which is not inappropriate in relation to the historic character. As the proposed addition would not seek to extend further than the outrigger (technically the original rear building line) and given no. 5 Montreal Terrace appears to have a similar planform and certainly numerous other terraced dwellings have similarly extension within the CA, from a heritage perspective, the proposed development is not considered harmful to the character and appearance of the Conservation Area and thus no objection is raised. If minded to approve, a suitably worded ‘matching materials’ condition would be advised.

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 occupiers.

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:	Not required
Recommendation:	Approve
Date:	7 April 2025
Earliest date for	6 March 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	9.4.2025