

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                              |                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Application Number:</b>                                                                                                                   | 243250                                      |
| <b>Site Address:</b>                                                                                                                         | 12 Bradmore Way, Earley, Wokingham, RG6 4DS |
| <b>Expiry Date:</b>                                                                                                                          | 5 March 2025                                |
| <b>Site Visit Date:</b>                                                                                                                      | 29 January 2025                             |
| <b>Proposal:</b> Householder application for the proposed single storey rear extension following the demolition of the existing conservatory |                                             |

### **PLANNING CONSTRAINTS/STATUS**

Major Development Location - Earley

### **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>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking                         |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                |

### **PLANNING HISTORY**

| Application No. | Description | Decision & Date |
|-----------------|-------------|-----------------|
|                 | None        |                 |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Highways – No objection

#### **External**

None Consulted

### **REPRESENTATIONS**

|                     |                                                           |
|---------------------|-----------------------------------------------------------|
| Parish/Town Council | Earley Town Council has no objection to this application. |
| Ward Member(s)      | No comments received                                      |

|            |                      |
|------------|----------------------|
| Neighbours | No comments received |
|------------|----------------------|

## APPRAISAL

### Site Description:

The site relates to a two-storey detached dwelling in Earley. The street is a residential cul-de-sac characterised by detached dwellings which have similar architectural features, but the use of different external material creates a more varied street scene. The majority of surrounding dwellings benefit from traditional features including private driveways, front lawns and garages. There are various bushes, small trees and grass patches scattered around the street complementing the aesthetic look of the street scene.

The site is located off the main street by a private driveway which serves no.10, no.12 and no.14 Bradmore Way and is hidden from the main street scene by no.14 Bradmore Way. The site's façade is made up of sand coloured brickwork and dark wooden cladding with dark brown window frames. The site has a pitched roof formation, with one dormer style window, made up of dark coloured roof tiles. The front of the site benefits from a spacious, block-paved driveway, front lawn, boundary hedges and double garage. The rear of the property benefits from a private grassed garden with side access and boundary fencing/ large hedges.

### Proposal:

This application proposes a single storey rear extension which will measure approx. 3.5 metres in length, 7.04 metres in width, 2.97 metres in height, following the demolition of the existing conservatory.

### 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 site is located within a residential area. The proposed single storey rear extension will create a family room. The development will measure approx. 3.5 metres in length, 7.04 metres in width, 2.97 metres in height, following the demolition of the existing conservatory.

The brickwork used for the walls will match the existing dwelling. As for the roof, it will be a flat roof formation with membrane roofing. The proposal will also include glass

doors on the north side elevation, along with two, 1.8 metre wide windows on the rear and south side elevation. All windows and doors will be dark brown, double-glazed uPVC or aluminium to match the existing fenestration.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. 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.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The rear extension projects out by approx. 3.5 metres and has an eaves height of 2.67 metres making the proposal modest and in compliance with the BDG in terms of shape, size and design.

Within the vicinity, there are various examples of rear development including no. 16 Bradmore Way. This demonstrates that rear development is common on the street and fits in with the character of the area. Furthermore, as the development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

### **Neighbouring Amenity:**

#### *Overlooking:*

One non-opening high level (1.76 metres) window is proposed on the south side elevation of the development. There is a 0.97 metre distance between the window and boundary with no.10 Bradmore Way. However, as the window is non-opening, high level, single storey and does not overlook into any of no 10's windows, therefore there will be minimal opportunity for overlooking. Although, if it were to remain openable unacceptable overlooking to the neighbouring property's rear garden and patio would occur. It is noted that no representations were received however it is considered necessary to impose a condition about this. Also, it would be a building regulation/ fire requirement as stated on the submitted drawings.

The rear window and north side elevation glass door are far enough away from the boundary to minimise any overlooking impacts.

#### *Loss of Light:*

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no.10 Bradmore Way. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

#### *Overbearing:*

As the proposal is only single storey and is modest in shape and size, there are no concerns of overbearing.

**Highway Access and Parking Provision:**

The proposal will not increase the number of habitable rooms, a parking plan was provided by the applicant showing 4 parking spaces on the driveway.

The Council's Highway Officer has reviewed the plans and concluded that the proposed development will have no impact on access or on the level of parking.

**Conclusion:**

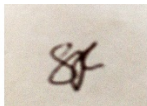
Subject to conditions, this application is acceptable and therefore recommended for approval.

**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>          | Not required     |
| <b>Recommendation:</b>             | Approve          |
| <b>Date:</b>                       | 13 February 2025 |
| <b>Earliest date for decision:</b> | 29 January 2025  |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>13.2.25</b>                                                                      |