

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242255
Site Address:	23 Meadow Road, Earley, Wokingham, RG6 7EX
Expiry Date:	1 November 2024
Site Visit Date:	15/10/2024
Proposal: Householder application for the proposed first floor extension including conversion of roof from flat to hipped and addition of skylights.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
202789	Householder application for the proposed erection of a first floor rear extension, plus the insertion of 4no. roof lights.	Approved 27/11/2020
160919	Householder application for the proposed raising of roof to create additional habitable accommodation to dwelling and the erection of a first floor rear extension	Refused 13/07/2016
F/2009/2303	Proposed erection of first floor rear extension to dwelling with minor alterations to roof height	Approved 04/01/2010
F/2007/0154	Proposed erection of a rear single storey extension with loft conversion to habitable room, plus raising of roof & pitched roof over existing bay & new front bay	Approved 05/03/2007
F/2006/8976	Proposed two storey rear extension with conversion of roof space to habitable room with dormers, plus raising of roof and pitched roofs over existing ground floor bay windows. Demolition of existing garage	Refused 24/11/2006

CONSULTATION RESPONSES
Internal
WBC Highways – No objection
External
None consulted

REPRESENTATIONS	
Parish/Town Council	No objection subject to a condition that the proposed rooflights to the roof slopes facing the side boundaries shall be installed with the sill at least 1.7m above floor level, to protect the privacy and amenity of the neighbouring properties. <i>(Officer's note: please refer to appraisal section of this report.)</i>
Ward Member(s)	No comments received
Neighbours	A letter from Mr William Luck with the following queries: - Given the concerns about overshadowing of neighbouring windows on the refused application 160919, has the applicant provide details of compliance with sections R18 and R23 of the Borough Design Guide?

	(Officer's comments: please refer to appraisal section of this report.)
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APPRAISAL

Site Description:

Detached bungalow with an existing single storey, flat-roofed rear extension.

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 proposal is exactly the same as submitted and approved under planning consent ref. 202789. The site visit confirmed this permission was never implemented and the permission granted in 2020 has since then lapsed, therefore it appears the applicant is seeking to renew planning permission for the same development.

The proposed first floor rear extension would be 7.3m deep, 5.8m wide and 3.7m high. The extension would not be highly visible from the public realm and is considered not to have an adverse impact on the character and appearance of the host property and the wider street scene.

Neighbouring Amenity:

It is noted the concerns raised by a resident with regard to potential overshadowing of neighbouring windows and compliance with sections R18 & R23 of the Borough Design Guide. R18 refers that dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties. R23 relates to alterations and extensions to buildings. In this regard, as mentioned above this proposal is identical to that already approved under ref. 202789, for which the previous officer's assessment remains relevant as there has not been any significant changes in national and local planning legislation that would indicate otherwise.

Moreover, the proposed first floor rear extension would be located between the two neighbouring chalet bungalows which have both been extended. Due to the existing relationship with the two neighbouring properties at both no.21 and no.25 Meadow Road there is unlikely to be an adverse overbearing or loss of light impact towards either of these properties, and the 45 degree line test with regard to these

neighbouring rear habitable rooms would not be infringed. Therefore the proposal is considered to be acceptable on this aspect.

The proposed skylight on the northern elevation will serve a bathroom and would be obscurely glazed as indicated on the submitted plans (this will be secured via a planning condition), therefore there is unlikely to be an overlooking impact towards the occupiers at no.21 Meadow Road.

The two skylight windows serving the proposed bedroom 1 are high level and any overlooking would be mitigated as the main outlook would be onto the side elevation of no.25 Meadow Road. There would be an oblique angle to the rear garden area of no.25 Meadow Road and the parapet wall would further reduce any potential overlooking.

The proposed window in the rear elevation will not increase any overlooking over and beyond the existing relationship on site.

Highway Access and Parking Provision:

In respect of Highways, the WBC Highways Officer has indicated that the proposal appears similar to previous planning consent 202789 for which there was no Highways objection.

Other:

Like in the previous consent Ref. 202789, this application does not approve any raised platform at the site which may require a separate consent.

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:	Approval
Date:	24 October 2024
Earliest date for	27 September 2024

decision:	
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Recommendation agreed by: (Authorised Officer)	
Date:	24 October 2024