

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243146
Site Address:	15 Kensington Close, Earley, Wokingham, RG6 4EY
Expiry Date:	10 February 2025
Site Visit Date:	02.01.2024
Proposal: Householder application for the proposed single storey rear and single storey side extensions.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
SSSI Impact Risk Zones

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – None relevant

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received

Neighbours	One objection received on grounds of loss of light, overshadowing and overbearing
------------	---

APPRAISAL

Site Description:

This application related to a detached two-storey dwelling in Earley. The dwelling is located in a residential area with other two storey detached dwellings of similar character. The dwellings in this area benefit from off street parking and a variety of vegetation is present throughout the street scene.

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.

Proposal:

This proposal seeks permission to erect two separate extensions. One at the side of the property and one at the rear. The rear extension will have a roof square to the property with an overhang due to an angled side wall, creating a small, covered area over the rear patio.

Character and appearance of the area:

Side extension:

The side extension would extend approximately 2.7m from the existing side wall of the existing dwelling and run the length of the property, which is approximately 8m. Although the extension is not set back from the existing front wall of the dwelling as suggested in the borough design guide, it is of similar character and has very little impact on the overall character of the area due to its single storey scale

Rear extension:

The internal area of the rear extension would extend approximately 4.5m and run approximately 5.7m across the rear face of the dwelling. As mentioned, the internal area would be less than the covered area of the roof which extends 4.5m from the rear

of the dwelling and 8.5m along the rear wall of the dwelling. The rear extension is not visible from the public realm and thus has no harmful impact on the character of the area.

Neighbouring Amenity:

Overlooking:

Both proposed extensions are single storey and there are no objections regarding overlooking. The rear extension will be screened by solid boundary treatment and the side extension has no side windows facing the properties to the south.

Overbearing and loss of light:

The front outer corner of the side extension would touch the boundary of the property; however, this is not close to any neighbouring dwellings and would not cause a detrimental loss of light or overbearing impact.

The rear extension is single storey, modest in scale and would be partially screened by solid boundary treatment. The eaves height complies with the borough design guide at approximately 2.5 metres. The extension will be set off the northwestern boundary. The structure would be to the south of the neighbouring garden, but overall direct overshadowing would be limited and would not detrimentally impact the neighbouring garden as a whole.

Whilst the neighbours to the northwest have referred to the development being at 60-degree angle from the midpoint of a habitable room window, the proposal does not breach a 45-degree line in both plan and elevation form, as set out in BRE Guidance. Reference has also been made to the projection of the extension and overbearingness, but given the single storey design, offset from the boundary and timber fencing along the boundary, it is not considered that a detrimental overbearing impact would occur. Due to the modest design of this extension, there would be no detrimental loss of light or overbearing impact to the occupiers of any neighbouring dwellings.

Highway Access and Parking Provision:

As there are no new bedrooms proposed there is no need to alter any existing parking provision. Whilst the plans originally submitted showed three parking spaces across the front of the site, the agent has confirmed that the parking requirement will remain as existing, and an amended plan has been received showing this. There would be an acceptable impact regarding highways and parking.

Flooding and Drainage:

The site is within Flood Zone 1. Although this is an area with higher-than-normal risk of surface flooding, it is not considered that these works will cause additional flooding given the small scale of the development and building regulations requirements regarding drainage.

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:	14 January 2025
Earliest date for decision:	10 January 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.01.2025