

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250375
Site Address:	86 Crockhamwell Road, Woodley, Wokingham, RG5 3JZ
Expiry Date:	8 th May 2025
Site Visit Date:	10 March 2025
Proposal: Householder application for proposed parapet wall to replace existing garage wall, and part-retrospective pitched roof to garage and porch.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals - Major Development Location - Woodley

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
177/66	Detached House	Approve 1 st Sept 1966
230813	Householder application for the proposed replacement of flat roof with pitched roof over garage and front porch.	Approve 17 th May 2023

CONSULTATION RESPONSES

Internal
N/A
External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	Two comments received: 1. The roof was replaced with a badly built roof and was nothing like the approved plans. The new application is merely reducing the overhang of the eaves, which would still cross the boundary line as well as leaving a poorly constructed eye sore. <i>Officer comments: The applicant has subsequently submitted a revised plan to show the side elevation of the garage within the red line of the application site. Nevertheless, the roof overhang onto neighbouring land would be a separate matter from the planning process as outlined in the framework for The Party Wall Act. The impact of the design of the roof on the character of the area is considered in the main report.</i> 2. Not been built in accordance with previous plans and encroaches on neighbouring property. The garage wall is on a precarious lean and may not be strong enough to support the new roof. <i>Officer comments: The eaves encroachment and the previously approved application are discussed above. Whether the side garage wall meets minimum Building Regulation standards is a matter for Building Control and a separate process to planning.</i> 3. The revised plan would add extra weight to an already leaning/crumbling wall and increase the risk of it falling on to neighbouring property/persons. <i>Officer comments: The applicant has amended the proposal description to include the replacement of the existing garage wall.</i>

APPRAISAL

Site Description:

The site is a 1960's detached house in the residential area of Woodley.

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:

Part-retrospective planning permission for a single storey pitched roof comprising red roof and ridge tiles extending across the front and side elevation of the garage. The roof measures 6.3m along the front elevation and 5.3m along the side elevation and the maximum height is 3.4m from ground level. The existing overhang and garage wall would be removed and replaced with a parapet wall erected within the red line and measuring 2.7m in height.

Procedural Matters:

The revised elevations plan shows that the proposed side elevation wall would be within the red line of the application site and the existing overhang onto the neighbouring land would be removed. Therefore, the applicant has claimed 'Certificate A' ownership which appears correct.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. The Borough Design guide states that the roof form of the extension should take its form from the main building; and the materials selected for alterations should match or improve upon the quality of those of the existing building.

The street scene in Crockhamwell Road is a mixture of detached and semi-detached houses of varying architectural design. The front boundaries are mainly low brick walls and hedging interspersed with trees. There are no other examples of ground floor front/side extensions with similar hip roofs in the immediate vicinity, but there is also no consistency in roof designs. Moreover, the proposed development would be set significantly back (approx. 7.4m) from the frontage of the site adjacent to Crockhamwell Road and therefore would not be excessively obtrusive in its context with the public realm.

The front/side pitched roof that is the subject of this application has red tiles that do not match the dark grey roof tiles on the main roof of the dwelling house. However, there is another example of red roof tiles immediately opposite at no. 41a Crockhamwell Road. Therefore, given that the roof is single storey, the height, materials and design of the proposed pitch roof would not significantly harm the

character of the area. Furthermore, if the materials are conditions to match existing, the parapet wall would not be overly prominent or have a significant impact on the character of the area because it would be on the side elevation and lower than the pitch roof of the garage.

Overall, the application complies with Policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: There are no concerns related to overlooking.

Loss of Light: The 45 degree angle test is advocated within the *British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. Although the proposal fails the horizontal 45-degree test when taken from the nearest ground floor habitable front room window at 84a, Figure 1 shows the vertical 45-degree angle test is complied with when taken from the top of the parapet wall to the midpoint of the nearest habitable room window. Therefore, there would be no significant loss of daylight.

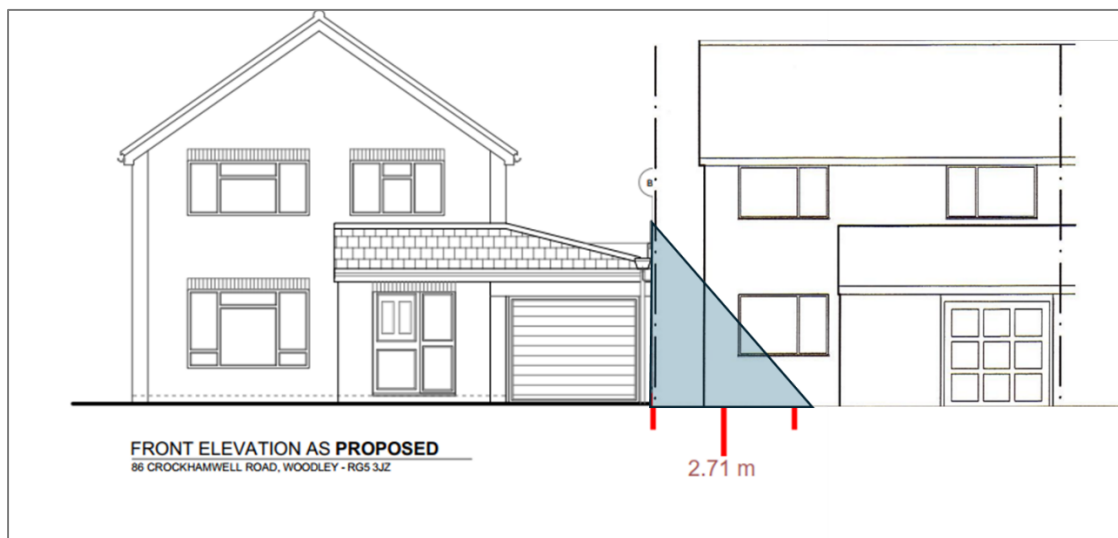


Figure 1 shows the proposal complies with the 45-degree angle test for loss of light.

Overbearing: The existing garage is adjacent to the boundary with no. 84a, and the previous overhang of the existing pitch roof would be removed as part of this proposal. Furthermore, the extension is single storey and limited in height and bulk with the parapet wall being 2.7m in height adjacent to the boundary. This relationship would not have such a significant overbearing impact on neighbouring amenities of 84a to warrant refusal of this application. Furthermore, the Party Wall Act etc 1996 provides a framework for resolving disputes in relation to party walls and boundary walls.

Overall, the impact of the development on the residential amenity complies with policy

CP3 and CP9 of the Core Strategy in relation to overlooking and overbearing.

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:	Yes
Recommendation:	Approve
Date:	1 st May 2025
Earliest date for decision:	18 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	07/05/25