

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250809
Site Address:	106 The Hawthorns, Charvil, Wokingham, RG10 9TS
Expiry Date:	4 June 2025
Site Visit Date:	2 May 2025
Proposal: Householder application for the proposed first floor side and rear extension plus part conversion of garage to create habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Radon Affected Area
Landfill Gas Consultation Zone
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 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB23 – Biodiversity and Development
Joint Minerals	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

and Waste Plan (JMWP)	DM3 - Protection of Habitats and Species DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information.
WBC CIL – No comments received.
WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One letter of concern regarding: - Overlooking impact to neighbouring property from the proposed bathroom window. - In support of bat survey recommendations.

APPRAISAL

Site Description:

The application site consists of a two-storey semi-detached property located on the southern side of The Hawthorns. The host dwelling is part of a row of properties which would originally have been constructed with the same form and design. However, many of the properties have already undergone alterations and extensions similar to the proposed scheme. Typical materials include brick, brick detailing and timber cladding.

The application site is set back from the road behind a lawned area and driveway providing off-street parking.

Proposal:

This application seeks approval for the erection of a first-floor side/rear extension above the existing study and garage. Also proposed is a partial garage conversion to increase the length of the existing study.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The proposed first-floor extension above the existing garage and study would measure approximately 7.64m in length and 3.34m in width and would have a pitched roof form.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The extension would be subservient to the host dwelling by being set down from the main ridge line and set back from the principal building line by approximately 2.5m. Page 57 of the BDG states that for roof alterations 'The eaves height and/or ridge heights should not be raised unless buildings in the local context are significantly taller'. The proposed extension would comply with this guidance.

In addition, there several similar first floor extensions within close proximity to the host dwelling. Examples include nos. 100, 102, 104, 108 and 110 The Hawthorns. Therefore, the extension would be sympathetic and in-keeping with the built form and existing gaps between buildings which maintains the rhythm of the street.

The proposed materials would include red brick, roof tiles and rosewood uPVC fenestration to match existing. The design of the extension would unify with the host dwelling by repeating the design features of the main house. This includes brick detailing below the windows and a brick string course. This creates a coherent design approach which contributes positively towards the established character of the host dwelling and surrounding properties.

In summary, the proposed development would relate well to the existing street scene in terms of scale, rhythm and proportion, and would contribute to the already established character of the public realm.

The proposed changes to the existing attached garage would include a partial garage conversion to enlarge the existing study at the rear of the property. The changes would not result in any external changes and would retain the existing garage door. Therefore,

the proposed changes would have no detrimental impact to the character of the host dwelling or local area.

Neighbouring Amenity:

Overlooking:

There is one additional window proposed at first-floor level in the front elevation to serve a bedroom. Directly opposite the application site is Charvil Village Hall and vehicle parking area. There are no windows in the flank elevation facing the host dwelling. Therefore, there are no loss of privacy impacts that would be generated by the proposed front bedroom window.

There is one first-floor window proposed in the rear elevation to serve an en-suite bathroom. The window would be more than 21m from the flank wall of no. 10 Foxes Walk which well exceeds BDG guidance which states that a minimum of 12m should be retained between back to flank elevations to maintain privacy. In addition, the proposed fenestration at first floor level would be similar to views from the existing rear bedroom window and would not result in detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

A third party requested for the proposed bathroom window to be obscurely glazed. Whilst this is noted, as the proposed window is rear facing and not side facing, imposing an obscure glazing condition would be unreasonable. However, whilst it is commonplace for bathroom windows to be fitted with obscure glazing, this decision is left to the occupants of the property.

Loss of Light & Overbearing:

The proposed first floor extension would be located above the existing garage and study. The ridge height of the existing pitched roof above the garage measures approximately 5.85m. The proposed first-floor extension would increase the pitched ridge height to approximately 8.24m. Whilst the increase in height is substantial, the built form would be sited approximately 1m from the shared boundary with no. 108 which is compliant with BDG guidance. In addition, the rear building line of the extension would be set back from the rear building line of no. 108 and would not include any side facing windows. There are also no windows in the flank elevation of no.108, therefore, there are no detrimental overshadowing or overbearing impacts that would be generated by the extension to the adjoining neighbours.

Highway Access and Parking Provision:

The proposed development would increase the total number of habitable rooms and the council's Highways officer was consulted. The officer advised that two on-site parking spaces are required to facilitate the development. They requested a revised parking plan due to the area to the front of the property being a shared driveway. However, during the planning officer's site visit, it was evident that the area identified as being shared no longer served a shared purpose. The area to the front of the host dwelling and neighbouring no. 104 had been partially planted with grass and an established tree. Therefore, the existing parking arrangements, which provide parking for two vehicles would not be altered and are acceptable.

Ecology:

The application site is in an area suitable for bat roosts. A bat survey was submitted to support the application (Bat Scoping Survey, Crossman Associates, 11 March 2025). The report concluded that the dwelling has negligible suitability for roosting bats.

A third party voiced support for the recommendations set out in the submitted bat report. An informative will be applied to any grant of approval that will outline what is required should bats be found prior or during the construction of the development.

Conclusion:

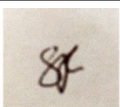
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	2 June 2025
Earliest date for decision:	2 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	2.6.25