

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242373
Site Address:	4 Barkhart Close, Wokingham, RG40 1PN
Expiry Date:	11 November 2024
Site Visit Date:	15 October 2024
Proposal: Householder application for the proposed single storey rear extension with mono-pitched roof and 3 rooflight windows.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
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
Thames Basin Heaths SPA Mitigation 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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB21 – Landscape Character
Joint Minerals and Waste	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM15 - Site History

Plan (JMWP)	
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
092197	Proposed erection of single storey rear extension to form conservatory.	Refused 23/03/2009
052703	Proposed erection of 9 x 2 bedroom cottages, with new access from Barkhart Drive, parking and amenity space. Demolition of existing dwelling.	Refused 31/08/2005 Allowed at appeal 20/01/2006
042252	Proposed erection of 16 flats in 2 blocks and demolition of existing dwelling with a new access from Barkhart Drive.	Withdrawn 10/06/2004

CONSULTATION RESPONSES

Internal

None consulted.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	Six letters of objection (29/09/2024, 30/09/2024, 03/10/2024, 08/10/2024). Concerns include: - Overshadowing to neighbouring property. - Loss of light to neighbouring properties. - Impact on character of the area. - Loss of outlook for neighbouring property. - Disruption and inconvenience during construction works.

APPRAISAL

Site Description:

The application site consists of a two-storey, terraced property located on Barkhart Close. The dwelling is part of a small development of nine properties constructed in 2006. The development is gated with vehicle and pedestrian access gates located at the entrance from Barkhart Drive. Properties vary in form but are consistent in style

and material palette. Typical materials include brick and render with stone, brick and timber detailing.

The application site is set back from the road behind a small front garden with one parking space located to the side of the property.

Proposal:

This application seeks approval for the erection of a single-storey, rear extension that would have a mono-pitch roof form with three rooflights.

Proposed materials include concrete roof tiles, brick walls and a plinth to match the main house.

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).

Character of the Area:

Application F/2005/4621) 052703 (Proposed erection of 9 x 2 bedroom cottages, with access from Barkhart Drive, parking and amenity space. Demolition of existing dwelling), was approved at appeal on 20/01/2006. Condition 5 of the permission removed permitted development rights from the nine dwellings for Classes A, B, C, D and E (for all buildings, extensions and additions).

This application seeks approval for a single-storey rear extension that would measure approximately 7.55m in width and 2.5m in depth with a tiled mono-pitch 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.

A third party raised concern regarding the impact the proposed changes would have on the character of the local area. Due to the position of the proposed extension to the rear, and single-storey nature of the works, the host dwelling and existing high close board fencing would largely screen the extension from Barkhart Close. To the rear of the site is Landen House apartments with communal garden space. The boundary treatment along this shared boundary has many established trees and extensive hedging which would obstruct any view of the extension from the block of apartments. Therefore, there would be limited visual change to the street scene, and minimal detrimental impact on the character of the host dwelling or local area.

In addition, the rear extension would not disrupt the principal building line or existing gap between the host dwelling and no.3 when viewed from the road. This would retain views down the eastern side of the property which would remain open and allow views through to the green backdrop of Landen House shared garden. Therefore, it is considered that the proposed extension would not have a detrimental impact on the character of the host dwelling or local area.

The proposed materials include roof tiles and bricks to match the host dwelling which would blend the extension with the main house. The proposed design also incorporates a brick plinth. Brick plinths are an identifying feature of all nine properties within the development. Page 42 of the Borough Design Guide (BDG) states that proposals should be designed to relate to the predominant architectural character. Therefore, the proposed materials are acceptable.

Neighbouring Amenity:

Overlooking:

There are no windows proposed on the flank walls of the extension. There are no.3 rooflights proposed in the roof of the extension to serve a kitchen/dining room. The rooflights would be set at an angle facing directly towards the rear garden and would be a minimum of 3m from the fenestration of adjoining neighbours and more than 30m from Landen House apartments. Therefore, there would be limited opportunity for any loss of privacy impacts to be generated by the proposed fenestration.

Loss of Light:

Third parties raised concern regarding loss of light impact to neighbouring properties. Whilst it is recognised that a 45-degree line from the kitchen window of no.5 would be breached as a result of the extension, the 45-degree rule of thumb is guidance rather than policy, and so is applied on a case-by-case basis. In this instance, the existing two-storey southern corner of the host dwelling already breaches the 45-degree line to the neighbouring window. Therefore, it is considered that the scheme would not result in detrimental overshadowing beyond the existing degree shared within the setting.

Overbearing:

Third parties also raised objection to how overbearing the extension would be to neighbouring properties, particularly to no.5 Barkhart Close. Page 56 of the Borough Design Guide (BDG) states that for rear extensions 'The primary consideration is impact upon neighbours'. Page 56 also specifies that 'A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width'. The proposed extension is not stepped in from the boundary but would extend the full width of the western site boundary. It is acknowledged that the proposed extension would maintain the existing building line of the existing kitchen, however, this then extends the built form further along the shared boundary with no.5 and does not comply with BDG guidance.

The proposed extension would have a mono-pitch roof form with an eaves height of approximately 2.45m, with the roof pitching up to a maximum height of 3.7m where it meets the existing rear wall of the host dwelling. This is more than the BDG recommended height of 3 metres when an extension is within 2 metres of the site boundary. This adds to the overbearing impact of the overall proposal.

A site visit to no.5 Barkhart Close confirmed that the room closest to the proposed extension serves a kitchen/dining room. This room has only one relatively small window which serves as the principal window. The window would be located approximately 2.4m from the proposed extension. Due to the mono-pitch roof extension extending up to the western site boundary, and the position of no.4 being sited approximately 2m further towards the rear than no.5, the additional built form along this shared boundary would result in an unacceptable level of detrimental overbearing impact to the occupiers of no.5. This forms the reason for the application being recommended for refusal.

Although the extension is of a relatively moderate size, due to the density of dwellings within the development, permission F/2005/4621 removed permitted development rights for buildings, extensions and alterations (condition 5) indicating harm would be caused by any such addition as the proposed.

Disruption during building works:

A number of neighbours have raised concern regarding the disruption and inconvenience that would be caused to the other properties in Barkhart Close during the construction of the extension. The existing parking arrangements within the gated development provide the host dwelling with one allocated parking space to the side of the dwelling and three visitor spaces for the use of the whole development.

For a relatively minor householder application, it is not common practice to apply a construction management plan condition to any approved application. Vehicle parking within the gated development is a civil matter and as such, not reasonable or relevant to the small-scale nature of the proposed works.

Amenity Space:

The rear garden depth would be reduced to approximately 4.5m which falls significantly short of the Borough Design Guide's minimum 11m recommendation. However, the existing garden already falls below the recommended garden depth, and the remaining depth combined with the generous width of the garden (over 10m meters) is considered sufficient enough to serve the current and any future occupants of the dwelling.

Conclusion:

For the reasons set out above, the proposal is considered unacceptable, and the application is recommended for refusal.

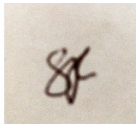
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	Refusal
Date:	5 November 2024
Earliest date for decision:	8 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	8.11.24