

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250287
Site Address:	58 Redhatch Drive, Earley, Wokingham, RG6 5QR
Expiry Date:	7 April 2025
Site Visit Date:	19 February 2025
Proposal: Householder application for the proposed erection of a single storey side extension to include veranda following demolition of the existing garage and veranda, raising of the single storey flat roof at the rear, installation of solar panels plus changes to fenestration	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location - Earley

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
518/53	Detached bungalow	Approve 7 th August 1953

CONSULTATION RESPONSES

Internal

WBC Highways
WBC Ecology

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The site is a 1950s detached bungalow with a garage in the residential area of Earley. It has a paved front garden with a low brick wall enclosure, and a private rear garden with a patio and grassed area.

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:

The erection of a single storey side extension to include a veranda following demolition of the existing garage and veranda. Also, the raising of the single storey flat roof at the rear, installation of solar panels plus changes to fenestration. The side extension will measure 11.5m in length, 2.4m in width and 2.3m in height to form a storeroom at the front and a new veranda at the rear. The veranda will be enclosed and be a maximum of 2.5m in height. It will have a sloping roof, windows along the east facing elevation and glazed doors to the rear garden. The existing rear single storey extension will have a flat roof that will be 3.8m in height and 0.4m higher than existing. No. 22 solar panels will be attached to the roof including no.12 on the flat roof of the rear extension, no.4 on the rear sloping roof and no. 6 on the existing east facing roof.

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, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

Redhatch Drive comprises detached and semidetached dwellings set within a consistent building line on a wide street with grass verges. Properties benefit from enclosed front gardens and low brick walls adjacent to the highway. Several properties in the street scene have been extended or altered over time. The proposal would not increase the maximum eaves height and ridge height of the existing property, and it would not project forward of the principal elevation. In addition, the roof line would be lower than the adjacent property at no. 60. The veranda and storeroom will be the same distance from the boundary as the existing garage and veranda.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

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

Overlooking: There are no additional windows proposed to the west elevation facing onto no. 56 Redhatch Drive. The proposed east facing window on the rear elevation will be smaller than existing. The proposed glazing extends the length of the east facing aspect of the veranda replaces an open veranda. Therefore, the proposal would not increase overlooking onto no. 60.

Loss of Light: The proposed roof of the storeroom and veranda would face onto the side of no. 60 Redhatch Drive where there are no. 3 small windows serving two bedrooms and a lounge on the ground floor, and a bedroom window on the first floor. The bedroom on the first floor would not be impacted by loss of light because the roof height of the proposal would be lower than the window. Furthermore, the ground floor front bedroom and the lounge borrow light from no.58 and their main outlook is from larger windows on the front and rear of the property. The window of the middle bedroom is already shaded by the existing veranda. Therefore, the additional roof height would not significantly reduce the level of light to no. 60. The neighbour at no. 56 would not be impacted by loss of light because the roof of the proposed rear extension would face onto the garage.

Overbearing: The side single storey extension would not extend beyond the rear wall of the existing dwelling and is in line with what is recommended in the Borough Design Guide for development close to a boundary. Furthermore, given the limited

height increase of the proposed roof, it would not result in a significant overbearing impact on neighbours.

Overall, the proposal complies with Policy CP3 of the Core Strategy in relation to neighbouring amenity.

Highway Access and Parking Provision:

The proposal will not result in any additional habitable rooms, and this will not affect WBC parking standards. The garage is to be removed; however, the internal dimensions do not meet the councils' standards for parking a car, and as such it is not considered to result in a loss of parking. A storage area is proposed, and this would be suitable for cycle storage. The existing driveway parking will be retained, and the level of parking is considered acceptable in this instance.

Ecology:

Ecology Officer comments: The methodology and survey effort of the Preliminary Ecological Appraisal is adequate to conclude that there is currently no potential roosting features and the house has negligible potential for roosting bats. There are no ecological objections as the development proposed is not likely to impact on the adjacent Redhatch Copse Local Wildlife Site or bat roost previously recorded in Redhatch Drive.


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:	21 March 2025
Earliest date for decision:	3 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26/03/25