

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250143
Site Address:	80 Caldbeck Drive, Woodley, Wokingham, RG5 4JX
Expiry Date:	19 March 2025
Site Visit Date:	31 January 2025
Proposal: Householder application for proposed two storey side and single storey rear extension, with changes to fenestration. Following the demolition of the existing garage.	

PLANNING CONSTRAINTS/STATUS

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

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities– 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 TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development DM15 - Site History

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement
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PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – Not CIL liable.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received
Neighbours	One neighbour objection via telephone call. Concerns include: - Loss of light to neighbouring property. - Loss of sky view from neighbouring property.

APPRAISAL

Site Description:

The application site consists of a two-storey semi-detached property located on Caldbeck Drive, Woodley. The dwelling is part of a residential housing development constructed in the 1960s. The road comprises pairs of semi-detached dwellings positioned in a linear pattern along the road. Typical materials include brick, hung tiles, render and concrete roof tiles.

The application site is located on a bend in the road towards the southern end of Caldbeck Drive. This results in the host dwelling and adjoining neighbour being positioned at a slight angle to one another. To the rear of the site is the communal parking area for the residents of Temple Mews.

The application site is set back from the road with the front area used as off-street parking.

Proposal:

This application seeks approval to remove the existing garage to allow for the erection of a part single storey, part two storey side extension and a part single storey, part two storey rear extension. There would be a pitched roof form to the side element of the

extension and a pitched gable to the first floor rear extension. The single storey rear extension would have a flat roof with one roof lantern.

Proposed materials include brick to match existing and light render.

Note:

Revised plans were submitted (23624-05A and 23624-06A) that reduced the length of the first floor side extension and the height of the rear gable.

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:

Caldbeck Drive comprises semi-detached dwellings that are similar in design and appearance. Over time, many of the properties have been altered and extended in various forms.

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 proposed part single, part two-storey side extension would extend approximately 3.05m from the flank elevation of the host dwelling and would measure approximately 12.15m in depth. The side extension would appear as a subservient addition to the host dwelling as the first floor would be set back from the principal building line by 0.98m and set down from the main ridge line by approximately 0.28m. The roof of the side extension would relate well to the main roof by replicating a pitched roof form. Also proposed is a mono-pitch roof above the single storey garage extension in the front elevation. Section 4 of the BDG states that for side and rear extensions the 'Maximum eaves and ridge height should be no more than those of the existing property'. The side extension would retain the eaves height of the host dwelling and would have a lower ridge height. Therefore, the side extension would not appear obtrusive or overly dominant within the street scene.

In addition, other properties on Caldbeck Drive have already constructed two storey side extensions with similar forms to this proposal. These include nos.41, 43, 59, 74,

76, and no.57 which is directly opposite the host dwelling. Therefore, this element of the scheme would be sufficiently in-keeping with the local area and would not cause an adverse impact to the character of the host dwelling or public realm.

The first floor element of the rear extension would incorporate a pitched gable which would be set down approximately 1.36m from the main roof line. It would protrude approximately 3m from the rear building line of the host dwelling. There would be oblique views of the extension from the public realm, particularly when traversing southwards along Caldbeck Drive. However, it is noted that other properties along the road have similar two-storey rear extensions that protrude beyond the rear building lines and which are visible from the public realm. Therefore, this element of the scheme would be sufficiently in-keeping with an already established feature of the road.

The single storey rear extension would have no detrimental impact on the character of the host dwelling or street scene as it would be screened by the proposed two storey side extension. Therefore, it would not cause any adverse impact to the character of the street scene.

The proposed materials include brick to match existing and off-white render. These would relate well to the already established material palette along Caldbeck Drive and are acceptable.

Neighbouring Amenity:

Overlooking:

There are no windows proposed at first floor level in the flank elevation of the side extension. There is one additional first floor window proposed in the rear elevation to serve an en-suite bathroom. To mitigate any potential harmful overlooking impacts, it will be conditioned that the window is obscurely glazed and limiting in opening height to protect the amenity of the occupants at no.78 Caldbeck Drive.

The single storey rear extension would incorporate one roof lantern to serve a kitchen dining room. This would be positioned approximately 3m from the closest first floor window of the adjoining attached property. Due to the separation distance, there would be limited detrimental overlooking impacts that would be generated to neighbouring amenity.

There is one additional window proposed at first floor level in the front elevation to serve a bedroom. This would be road facing and would provide views similar to the existing two front facing bedroom windows. Therefore, the proposed window would not result in detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

Loss of Light & Overbearing:

Page 56 of the BDG outlines guidance for side extensions and recommends 'A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width'. The existing garage would be removed to facilitate the two storey side extension which would result in the built form being set further away from the shared boundary with no.78 Caldbeck Drive by approximately 0.95m. This is acceptable. In addition, the eaves height of the rear gable would retain the same eaves

height as the host dwelling, and the reduced height of the gable reduces the overbearing impact of the first floor extension to adjoining neighbours.

The single storey rear extension would protrude approximately 3.86m from the rear building line. This accords with guidance set out on p56 of the BDG which states 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The guidance also recommends that the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary. The northern side of the single storey rear extension would retain a separation distance of approximately 0.95m to the northern site boundary and would extend the full width of the site along the southern boundary. The maximum height of the rear extension would measure approximately 3.12m. Although this height slightly exceeds the recommendation, this is insubstantial and considered acceptable due to the flat roof form of the extension.

Policy R18 of the BDG states that dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties. The proposed two storey side/rear extension was reduced in length to mitigate overbearing and loss of light impacts to the neighbouring property. The revised plans show the first floor element of the side extension to protrude approximately 3m from the rear building line. The objection raised by no.78 in respect of loss of light to their property has been considered and a site visit carried out at the neighbouring property.

The proposed extension would comply with the 45-degree test (when taken from the nearest habitable room window in the rear of the neighbouring property) as advocated within the BDG and Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight – A guide to good practice'. This is supported by the submission of plan 23624-07A (refer to Figure 1 below).



Figure 1: Plan 23624-07A.

The first floor south facing window in the flank elevation of no.78 serves a landing which is a non-habitable room. Therefore, minimal protection can be afforded to this window in terms of outlook and daylight. It can therefore be concluded that no significant loss of light or overshadowing would be caused to neighbouring properties by the proposal such that it would warrant a reason for refusal.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms and the Council's Highways officer was consulted. They requested a revised parking plan to utilise the existing dropped kerb. An amended plan was submitted which the Highways officer raised no objection to. The two on-site parking spaces shown on the plan can be provided by utilising the existing dropped crossing which is acceptable.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space. The proposed development would reduce the private garden space, however, a garden length of more than 43m would be retained which is acceptable.

Conclusion:

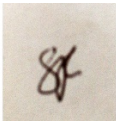
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	14 March 2025
Earliest date for decision:	5 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	17.3.25