

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241961
Site Address:	16 Larch Avenue, Wokingham, RG41 1EJ
Expiry Date:	30 September 2024
Site Visit Date:	16 Sept 2024
Proposal: Householder application for proposed erection of a single storey rear extension, 2no dormers and additional roof lights, and single storey side extension following demolition of the existing detached garage.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
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 CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand 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
Joint Minerals and Waste	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

Plan (JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
081974	Proposed single storey rear extension to dwelling. Demolition of existing rear extension.	Approved 15/05/2008
071322	Proposed erection of single storey side extension and two storey rear extension. Conversion of roof to habitable rooms with rear and side dormer extensions. Demolition of detached garage.	Refused 08/10/2007

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

Single storey detached bungalow located at the end of a cul-de-sac. The neighbourhood is made up of a mix of detached and semi-detached dwellings with a mix of architectural styles, some of which have been altered over time.

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.

Character of the Area:

The proposed single storey side extension would have a flat roof design and would replace the existing detached garage. The site visit confirmed the presence of other flat roof garage/extensions to the side of other properties along Larch Avenue, so that the new extension would not be seen out of keeping with the surrounding street scene.

The proposed rear extension to form a conservatory would be single storey and with minimal views from the public realm, and the proposed dormer extensions to the front and rear of the dwelling would have a gable design of similar inclination to the roof slopes of the property, so they would appear subservient additions. As such, overall the proposal would not result in any detrimental impact upon visual amenity and local character.

Neighbouring Amenity:

The proposed rear conservatory would be single storey with a flat roof of maximum eave height 2.3m, and would be considerably set in from both side boundaries as to not result in any overbearing or overshadowing impact upon adjoining neighbouring habitable spaces. The proposed side extension would be set in from the side boundary by only 300mm, thus not fully complying with the Borough Design Guide recommendations. However, it would be single storey with a flat roof of maximum eave height 2.4m, and the adjoining neighbour on this side, no. 18 is considerably set in from the shared boundary, therefore no loss of light or overbearing impact would be anticipated upon this neighbouring occupier.

The new windows to the front would be overlooking the public street, and the ones to the rear (including the new dormer) would have oblique views towards the neighbouring gardens, which is commonplace within urban residential areas. As such, no loss of privacy would be anticipated.

Highway Access and Parking Provision:

The proposal would result in the loss of the existing garage, however the site visit confirmed that the frontage of the site is fully covered in gravel and can easily accommodate 3 car spaces, which is acceptable and in accordance with the Council's parking standards for a dwelling of this size. Moreover, direct access to the rear garden could still be achieved via the other side of the house. As such, there are no concerns raised on these aspects.

Amenity Space:

The remaining rear amenity space will remain over 11m in depth in accordance with the Borough Design Guide and capable of accommodating typical garden activities.

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:	Approval
Date:	16 September 2024
Earliest date for decision:	26 August 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	17 September 2024