

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241869
Site Address:	2 Somerset Close, Wokingham, RG41 3AJ
Expiry Date:	23 September 2024
Site Visit Date:	16/09/2024
Proposal: Application to vary condition 2 of planning consent 223740 for the proposed erection of two storey rear extension following demolition of existing conservatory and part conversion of existing garage to create habitable accommodation. Plus changes to fenestration. Condition 2 refers to the approved details and the variation is to modify dimensions and fenestration and make external changes to the north elevation (part-retrospective)	

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 CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand 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 TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
223740	Householder application for the proposed erection of two storey rear extension following demolition of existing conservatory and part conversion of existing garage to create habitable accommodation. Plus changes to fenestration.	Approved 26/05/2023

CONSULTATION RESPONSES

Internal

WBC CIL – not CIL liable

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	A letter of objection from the occupant of no. 1 Somerset Close on the following grounds: - Distance between the new extension and side boundary is 420mm, less than what was approved - Gap will be reduced to near zero once guttering is added to the fascia - First floor of extension is only 680mm from the side boundary - Incorrect plan view which shows the external wooden deck as part of their home's layout, misrepresenting impact the extension has on enjoyment of light - The new extension breaches the 45 degree rule re light by some distance <i>(Officer's note: see appraisal section below.)</i>

APPRAISAL

Site Description:

The application site comprises a two storey detached dwelling, finished in red brick and roof tiles. Recent planning permission has been granted for extensions and alterations to the dwellinghouse (Ref. 223740). The site visit confirmed that works to implement this permission are currently underway.

Proposal:

The application seeks to vary Condition 2 (approved details) of previous planning permission Ref. 223740 for extensions and alterations to the existing dwellinghouse. In detail: the amendments are as follows:

- Minor adjustments to external wall dimensions on the north-side part of the rear extension
- The gable end on the ground floor, north elevation has a soffit and fascia board which differs from the cement board design originally approved. There is also a soffit and fascia board on the 1st floor guttering.
- Amendments to fenestration dimensions on the rear and south-side elevations
- Insertion of a rooflight to the rear slope of the main roof

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.

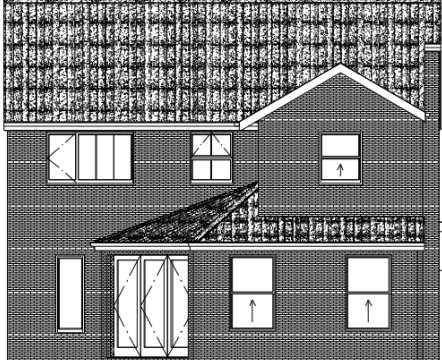
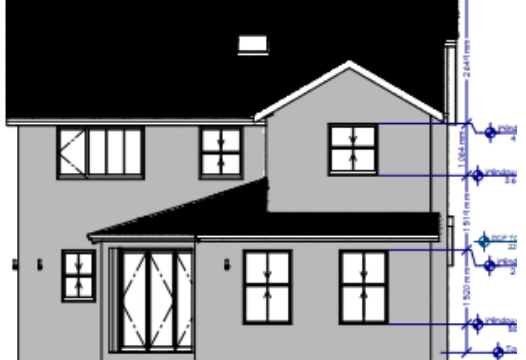
Character of the Area:

The amendments to the approved plans for application 223740, as set out above, are very modest and contained to the rear of the dwelling, therefore it does not have a harmful impact upon the character and appearance of the street scene. The development thus remains acceptable on this aspect.

Neighbouring Amenity:Overlooking:

The proposal includes amendments to the dimensions of some of the fenestration on the south-side and rear elevations. However, it is noted that the windows remain fairly

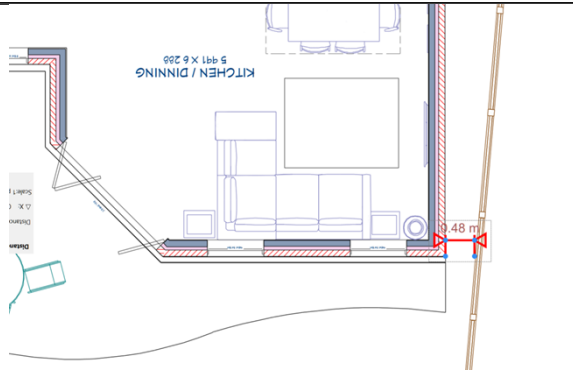
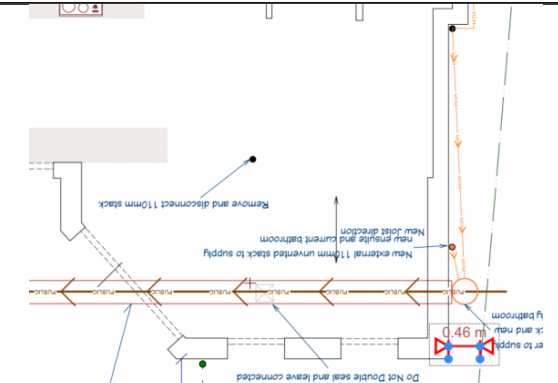
in the same location and serving the same rooms (i.e. utility & WC in the south-side and kitchen/dining on the rear). As such, no additional impact is considered to occur upon adjoining neighbouring residential amenities in terms of overlooking.

	
Side elevation as approved (223740)	Side elevation as built (241869)
	
Rear elevation as approved (223740)	Rear elevation as built (241869)

Loss of Light & Overbearing:

Due to the nature of the minor modification to some of the fenestration and external wall dimensions on the north-side part of the rear extension, these are not considered a significant departure from the original plans as approved, therefore it is not considered these have resulted in any detrimental levels of loss of light or overbearing impacts upon adjoining neighbouring residential amenities.

It is noted the objections raised by the neighbouring occupant of no. 1 Somerset Close with regard that the rear extension has been built closer to the shared side boundary (0.40m) than what it was originally approved. In this regard, the below comparison demonstrates that the separation distance measurements (between the extension and the south-side boundary) of the plans submitted under this application are 0.46m and the plans originally approved under application 223740 are 0.48m. This is a di minimis difference of 0.02m. Moreover, Officers performed a site visit on 16/09/2024 and took measurements on site, confirming that the distance from the corner of the extension to the boundary is approximately 0.45m, which again is very close to that shown on plans. It is also noted that the side boundaries of the plot are slightly angled towards the back of the plot, therefore the extension does not run parallel to the fence. It is therefore concluded that the extension has been built in accordance with the approved details for application 223740 in regard to its relationship with the south-side boundary.

	
Extract of floor plan approved 223740	Extract of floor plan as built 241869

With regard to the objection that the new extension breaches the 45 degree test, as mentioned above the revised plans demonstrate that the extension has been built maintaining the separation distance with respect to the south-side boundary as approved under application 223740, for which the Officer's assessment concluded that "The extension will only project a small distance further than the building line of the neighbour at single storey level... As such there are no concerns relating to an overbearing impact or overshadowing." This previous assessment remains relevant for this current application. Moreover, the application site is located to the north of no. 1 Somerset Close, therefore it is unlikely any part of the application dwelling would cast shadow upon the neighbouring dwelling given the trajectory of the sun.

Highway Access and Parking Provision:

No material changes are proposed in terms of access and parking provision compared to the previous scheme approved under Ref. 223740. The development remains acceptable on these aspects.

Amenity Space:

No changes compared to the already approved scheme Ref. 223740, so the remaining rear amenity space remains acceptable.

Conclusion:

On the basis of the above assessment, the proposed variation to the extant permission Ref. 223740 under this s73 application is considered acceptable on its planning merits, and in accordance with the above relevant planning policies. The application is therefore recommended for approval.

Condition 2 now reads:

2. Approved details – This permission is in respect of the submitted application plans and drawings P1; P3; P4; P5; P6 & P7 all dated 21/07/2024, received by the local planning authority on 29/07/2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out

in accordance with the application form and associated details hereby approved.

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:	17 September 2024
Earliest date for decision:	21 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	18 September 2024