

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242738
Site Address:	29 Meadow Road, Wokingham, RG41 2TE
Expiry Date:	23 December 2024
Site Visit Date:	8 November 2024
Proposal: Householder application for a proposed single-storey rear extension, single-storey front extension and part single, part two-storey side extension following removal of the existing garage.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
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
Land Terrier
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 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 TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species

Waste Plan (JMWP)	DM4 - Protection of Designated Landscape DM10 - Flood Risk DM14 - Ancillary development DM15 - Site History
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
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Highways – Ameded parking plan requested (07/11/2024).

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	Two third party letters of support with one recommendation for obscure glazing on side windows (03/11/2024 and 04/11/2024).

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on Meadow Road, Wokingham. The dwelling is part of a mid-century housing development. Houses on the road are of a similar age but vary in design, style and materials. Many of the properties have already benefitted from alterations and extensions in a variety of forms.

The host dwelling is located directly opposite commercial properties which include a local convenience store and hairdressers with flats above.

The property is set back from the road behind a lawned area and driveway providing off-street parking.

The application site is located towards the southern end of Meadow Road. Moving northwards from the site, land levels decrease and slope down towards the Emm Brook. Therefore, the two adjoining neighbours to the east of the site are sited at a lower level and the two adjoining neighbours to the west are sited at a higher level to that of the host dwelling.

Typical materials include brick, render, hung tiles and timber cladding.

Proposal:

This application seeks approval for the erection of a part single-storey, part two-storey side extension that would have a pitched roof form. Also proposed is a single-storey rear extension with a flat roof form and rooflights and a single-storey front extension to create a porch. There are also changes proposed to the fenestration. The existing garage would be removed to facilitate the proposed development.

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:

Meadow Road and the local area comprise a range of property types which include detached bungalows, semi-detached properties and flats above commercial units. There is no prevailing character to the style and design of properties along the road or within the immediate vicinity. 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 part single-storey, part two-storey side extension would measure approximately 3.74m in width and 9.7m in length at ground floor level and would move the front of the proposed storeroom in line with the principal building line at ground floor level. The first-floor element of the extension would be subservient to the host dwelling as it is set back from the principal building line by approximately 1.75m, set down from the main ridge line by 0.4m and the eaves height would be marginally lower than the existing house. These details accord with BDG guidance which states 'Maximum eaves and ridge height should be no more than those of the existing property'.

Page 55 of the BDG sets out guidance for 'well designed' extensions which includes 'the roof form of the extension should take its form from the main building'. The side extension would be designed to have a pitched roof which would tie into the side of the existing gable ended pitched roof form. This would be sympathetic to the host dwelling and in-keeping with other properties within the local area. Therefore, the side extension would have limited detrimental impact on the character of the host dwelling or street scene.

The side extension would include partitioning to what was the original garage to create a storeroom with office behind. This would not alter the view from the street scene as a garage door would be retained in the front elevation. This is acceptable.

The single storey rear extension would be stepped in on the western side and would measure approximately 10.61m (maximum) in width, 3.74m (maximum) in depth and would have a flat roof form with three rooflights. There would be limited views of the rear extension from the road as it would be largely obscured by the proposed two-storey side extension and established trees and hedging along the southwestern shared boundary with no.2 Heelas Road. Therefore, the rear extension would have no discernible impact on the character of the host dwelling or local area.

The single-storey front extension would serve an entrance porch and would measure approximately 2.46m in width, 1.2m in depth and would replicate the pitched roof form of the main roof. Porch styles along Meadow Road boast a variety of designs including mono-pitched, pitched, canopies and inset porches. Therefore, the proposed porch would be sufficiently in-keeping with other properties along the road and would add a design feature to the original house.

The proposed materials for the walls, roof and windows would match existing and are acceptable.

Neighbouring Amenity:

Overlooking:

There would be two additional first-floor windows in the rear elevation to serve a walk-in wardrobe and en-suite bathroom. These would face directly towards the garden of the host dwelling and would have views similar to that from the existing rear bedroom window. One third party recommended these windows be obscurely glazed. As they are rear facing, rather than in the flank elevation, it would not be standard practice to condition obscure glazing. The slightly unconventional position of the host dwelling results in the two adjoining side neighbours being orientated side on, with the rear elevations of the properties facing the flank walls of the host dwelling. Therefore, using BDG guidance for one and two storey extensions between back to flank elevations, the recommendation is that a minimum of a 12m separation distance is retained. This is to maintain privacy and limit a sense of enclosure. In this instance, the separation distance retained would be more than 14m which is acceptable.

Whilst it is recognised that nos.13 and 15 Woosehill Lane are located at a slightly higher level than the host dwelling, a decision to obscure the two first-floor windows in the rear elevation would be at the discretion of the homeowners.

There are three rooflights proposed in the flat roof of the rear extension. These would be more than 9m from the rear fenestration of no.2 Heelas Road and more than 17m from the rear fenestration of nos. 13 and 15 Woosehill Road. Due to the significant separation distances, there would be no detrimental overlooking impacts generated to the amenity space of adjoining neighbours.

There are two high level windows proposed in the western elevation. These would be at ground floor level with land to the west of the site at a higher ground level. Therefore, there would be limited loss of privacy generated by these windows.

There would be one additional first-floor window in the front elevation to serve a bedroom. This would be road facing and more than 24m away from the front windows of the commercial units and flats opposite. Therefore, no unacceptable overlooking would be generated by this element of the scheme.

Loss of Light & Overbearing:

The BDG recommends that 'A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width'. The part single-storey, part two-storey side extension would be approximately 1.4m from the shared boundary with no.13 Woosehill Lane and the built form at first-floor level would not extend beyond the existing principal and rear building line. Furthermore, properties to the west of the host dwelling are positioned at a higher level to the host dwelling. Therefore, there would be limited overshadowing or overbearing impacts caused to the occupiers of nos.13 and 15 Woosehill Lane.

The BDG states for rear extensions, the primary consideration is impact upon neighbours and recommends 'Rear extensions should not project more than four metres from the main rear wall where they are close to a site boundary' and 'The eaves height of single storey extensions should not exceed 3m within 2m of a site boundary'. The proposed rear extension would extend a maximum of approximately 3.74m from the existing rear building line with a flat roof form. It is noted that nos.2 and 4 Heelas Road to the east of the site are sited at a lower level than the host dwelling. Therefore, the eaves height on the eastern side of the extension are lower than the eaves on the western side. The eaves height would range between approximately 2.7 and 3.05m. In addition, the rear extension would be more than 2m from the shared boundary with nos.2 and 4 Heelas Road and approximately 8.5m from no.2s conservatory. The western side of the rear extension would protrude slightly less from the rear wall; by approximately 1.67m and would largely maintain the footprint of the existing garage. Therefore, this element of the scheme would have no more loss of light or overbearing impact to the occupants of nos.13 and 15 Woosehill Lane than the existing arrangement.

The porch extension would be a relatively minor addition to the dwelling and due to the significant separation distances from neighbouring properties, there would be no loss of light or overbearing impacts generated by this element of the scheme.

Highway Access and Parking Provision:

The Council's Highways officer was consulted and requested a revised parking plan to remove the additional onsite parking space. This was due to the existing dropped kerb not being wide enough to cater for three onsite parking spaces. They commented "*the council's Traffic Management team are unlikely to support a dropped crossing of this length, and in addition, there is potential conflict with a lamp column*".

A revised plan was submitted which retains the existing onsite parking arrangements. This is acceptable.

Conclusion:

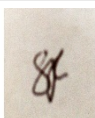
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Approval
Date:	11 December 2024
Earliest date for decision:	19 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	17.12.24