

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                              |                                      |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>Application Number:</b>                                                                                   | 242671                               |
| <b>Site Address:</b>                                                                                         | 17 Butler Road, Crowthorne, RG45 6QZ |
| <b>Expiry Date:</b>                                                                                          | 19 December 2024                     |
| <b>Site Visit Date:</b>                                                                                      | 6 December 2024                      |
| <b>Proposal:</b> Householder application for the proposed first floor side extension with garage conversion. |                                      |

### **PLANNING CONSTRAINTS/STATUS**

Scale and Location of Development Proposals

### **PLANNING POLICY**

|                             |                                                                                                                                |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                          |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits                                           |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                           |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                            | Decision & Date            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 203428          | Householder application for the proposed garage conversion to create habitable accommodation, first floor side extension, plus part loft conversion to create habitable accommodation. | Approved:<br>February 2021 |

### **CONSULTATION RESPONSES**

#### **Internal**

None

#### **External**

None

### **REPRESENTATIONS**

|                                  |                      |
|----------------------------------|----------------------|
| Wokingham Without Parish Council | No objection         |
| Ward Member(s)                   | No comments received |
| Neighbours                       | No comments received |

## APPRAISAL

**Context:** The application site is located within a residential area of Crowthorne. This application seeks planning permission for the erection of a first-floor side extension, plus the conversion of the existing garage.

The proposed scheme is similar to that consented through application 203428, with the exception of the loft conversion, which does not form part of the current application (the loft has already been converted). The internal layout is also slightly amended. The resubmission has been made due to the previous permission having lapsed.

**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 proposal seeks to make full use of the sites footprint, with the first-floor extension protruding up to and along the adjacent side boundary. As a result, the extension would be unusually shaped, with a considerably wider front elevation than rear. Notwithstanding this unique design, the development would be set back from the principal elevation of the host dwelling, whilst adopting a lower ridge height. This would ensure a subservient relationship to the existing property, which in turn, would allow for the extension to appear as a sympathetic addition. This was concluded through the assessment of the previous application, where the Planning Officer stated that *“there will be no unacceptable harmful impact on street scene and character.”*

By virtue of the extension protruding up to the adjacent boundary, it is clear that the development would impact the sense of openness within the estate, by reducing the gap currently present between the application property and the neighbouring dwelling, No.19. When identifying the character of a street scene, the gaps between buildings can be as important as the buildings themselves, to provide views through, and to prevent a terracing effect. However, factors weigh in favour of this proposal, including the dwellings significant set-back from the public highway, thus reducing the prominence of the extension. Moreover, there is no strict pattern being followed amongst the surrounding properties by way of spaces between dwellings, whereby some extensions have already been undertaken which are hard up against the boundaries of their respective sites at first floor level. For these reasons, it is not considered that the reduced openness would be harmful to the already varied character of the area.

The minor external alterations associated with the conversion of the existing garage would not have any significant impact on wider character, nor would they negatively impact the appearance of the dwelling.

The proposal is considered to be acceptable on the grounds of character and design, complying with policies CP1 & CP3 of the Core Strategy.

**Neighbouring Amenity:**

*Overlooking:* The proposed first floor window on the rear elevation would provide oblique views of the neighbouring sites rear gardens, however, this would not result in direct overlooking. The other additional elements of fenestration also pose no added overlooking concerns.

*Loss of Light & Overbearing:* Despite being positioned along the shared boundary with No.19, the extensions separation to the neighbouring site, coupled with its modest depth, would sufficiently mitigate any impact for the adjacent residents with regard to loss of light or overbearing.

**Highway Access and Parking Provision:** Notwithstanding the loss of the existing parking spaces through the conversion of the garage, it is considered that there is sufficient on-site parking to accommodate the additional habitable rooms created through the development.

**Conclusion:** For all the above, the proposal is acceptable, and the application is recommended for approval.

**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:              | 10 December 2024 |

|                                    |                  |
|------------------------------------|------------------|
| <b>Earliest date for decision:</b> | 14 November 2024 |
|------------------------------------|------------------|

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>11 December 2024</b>                                                           |