

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                                             |                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                                                  | 250728                                         |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                        | 75 Silverdale Road, Earley, Wokingham, RG6 7NF |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                         | 6 June 2025                                    |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                                                     | 12 May 2025                                    |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey front, side and rear extension. Plus, a garage conversion into habitable accommodation, installation of one roof light and changes to fenestration. Following the demolition of the existing chimney. |                                                |

### **PLANNING CONSTRAINTS/STATUS**

Scale and Location of Development Proposals – Major Development Location – Earley

### **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>CC04 – Sustainable Design and Construction<br>CC07 – Parking        |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                |

### **PLANNING HISTORY**

| Application No. | Description             | Decision & Date                             |
|-----------------|-------------------------|---------------------------------------------|
| 918/56          | Semi Detached House     | Approve<br>4 <sup>th</sup> December<br>1956 |
| 07416           | Single Storey Extension | Approve<br>19 <sup>th</sup> January<br>1978 |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Highways – No comments received.

|                 |
|-----------------|
| <b>External</b> |
| N/A             |

| <b>REPRESENTATIONS</b> |                       |
|------------------------|-----------------------|
| Parish/Town Council    | No objections raised. |
| Ward Member(s)         | No comments received. |
| Neighbours             | No comments received. |

| <b>APPRAISAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <p><b>Site Description:</b><br/>A semi-detached dwelling located in the residential area of Earley that benefits from an open plan front garden and driveway for off street parking.</p> <p><b>Principle of Development:</b><br/>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.</p> <p>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.</p> <p><b>Proposal:</b><br/>Following demolition of the existing chimney, the erection of a single storey front, side and rear extension; a garage conversion into habitable accommodation, installation of one roof light and changes to fenestration. The front elevation of the extension to form a porch and office would be approximately 5m in width and extend approximately 1.6m from existing; the side elevation wall would be approximately 9.3m from front to back and abut the shared boundary. There would be a sloping roof at the front to form a dummy pitch, and the remainder of the side extension would have a flat roof. The rear extension will facilitate an open plan kitchen/dining room and utility room. It will measure approximately 7.8m in width, 3m in depth, have a flat roof with a rooflight, 2 no. windows and double doors.</p> <p><b>Character of the Area:</b><br/>Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.</p> |

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

The street scene is a residential road comprising semi-detached houses of a similar age and varying designs. Properties have open front gardens and most have driveways for off street parking. Several properties have been altered over time. For example, single storey front/side extensions at no's 79 and 81; a two-storey side extension at no 95, and side dormer loft extensions at no's 85 and 87 Silverdale Road.

The proposed front porch would extend beyond the principal elevation by approximately 1m and would be approximately 5m in width. It would have a sloping roof, and the maximum height would be 3.3m. On the front elevation there would be a door and a window to serve the office. The proposal would reduce the separation distance with the immediate neighbour at no. 73 and the extension would abut the shared boundary. However, it would be set well back from the building line of the immediate neighbour at no. 73. Therefore, given that there are varying front elevation designs along the road, the proposal would not have a significant impact on the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

#### **Neighbouring Amenity:**

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

*Overlooking:* There would be no windows or doors facing onto neighbouring habitable windows. Therefore, there would be no additional overlooking.

*Loss of Light:* The 45-degree angle test in the BRE Report BR 209 '*Site Layout Planning for Daylight and Sunlight, a guide to good practice*' is intended to assist with good design in relation to daylight. There would be no additional loss of light to the

neighbour at no. 73 due to the orientation of the side and rear wall as well as separation distance from habitable rooms.

Furthermore, although the extension will protrude further back than existing, Figures 1 & 2 show that there would be no significant additional loss of light to the immediate neighbour at no. 77 Silverdale Road when applying the vertical 45-degree angle test.

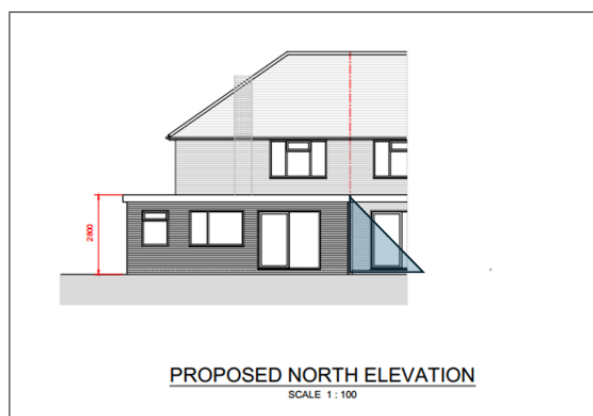


Figure 1 Proposed vertical 45-degree angle test shaded blue

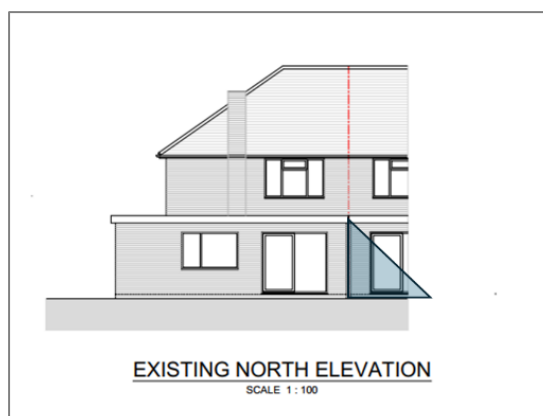


Figure 2 Existing vertical 45-degree angle test shaded blue

**Overbearing:** The rear ground floor of the property has previously been extended, and the proposal would project approximately 6m from the main rear wall rear of the original dwelling which is more than 4 meters as recommended in the BDG. However, the rear extension is single storey and has a flat roof; it is set within a large enclosed rear garden and the side wall abutting no 77 would replace an existing wall that is approximately 2m high. Therefore, there would not be a significant increase in overbearing.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

#### **Highway Access and Parking Provision:**

No comments were received from the Council's Highways Officer. The garage would be converted to an office and the existing wall between the kitchen and dining room would be removed to form one room. Therefore, there would be no additional habitable rooms. The site plan shows two off street parking spaces on the site plan that is in line with the Council guidelines. Therefore, there would be adequate off-street parking.

#### **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.

|                                    |               |
|------------------------------------|---------------|
| <b>RECOMMENDATION</b>              |               |
| <b>Conditions agreed:</b>          | Not required  |
| <b>Recommendation:</b>             | Approve       |
| <b>Date:</b>                       | 28 May 2025   |
| <b>Earliest date for decision:</b> | 23 April 2025 |

|                                  |                                                                                   |
|----------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:</b> |  |
| <b>(Authorised Officer)</b>      |                                                                                   |
| <b>Date:</b>                     | 29/05/25                                                                          |