

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242384
Site Address:	5 Carlile Gardens, Twyford, Wokingham, RG10 9BU
Expiry Date:	14 November 2024
Site Visit Date:	25 September 2024
Proposal: Householder application for the proposed loft conversion to create habitable accommodation facilitated by the installation of 3no. rooflights and 1no. side window.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Twyford (Modest Development Location)
Great Crested Newt Consultation Zone – Green Risk Zone
Ground Water Zones
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk 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 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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
070113	Proposed single storey rear extension plus raising of roof with rear dormer extensions to create habitable first floor accommodation.	Approved 04/02/2008
081216	Proposed variation to condition 5 of consent F/2007/3066 for the window not to be in a fixed shut position.	Approved 08/05/2008
151618	Proposed conversion of garage to habitable accommodation with the replacement of garage doors to brick and window.	Approved 12/03/2015
240703	Application for a certificate of lawfulness for a proposed loft conversion, insertion of a high level window and the insertion of three roof lights.	Refused 29/04/2024

CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC CIL – Development is not CIL liable
WBC Ecology – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objection as long as the new window on the side elevation is not deemed as unneighbourly.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

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 loft conversion would be facilitated by 3no. rear rooflights and 1no. second floor window in the dwelling's southern side elevation. Due to their minimal massing, this additional fenestration would have no adverse harm on the visual amenities of the area.

Neighbouring Amenity:*Overlooking:*

The rear rooflights maintain an approximate 25 metre back to back distance from no.18 New Road to the east. Whilst this is 1 metre short of the recommended 26 metre minimum outlined in the Borough Design Guide, the sloped nature of the rooflights would partially limit outlook and the rear boundary is lined with dense mature vegetation. Overall, despite the minor shortfall in separation distance, it is not considered that the overlooking impact would be unacceptable.

The second floor window in the dwelling's southern side elevation would serve the staircase up to the converted loft. The window would have an uninterrupted outlook onto no.3 Carlile Garden's northern corner of their garden which from visiting the site is an area of primary external amenity space for the neighbouring dwelling. As such, the window will be conditioned to remain obscured and limited in opening height to protect the privacy of the adjoining neighbouring occupiers.

Loss of Light and Overbearing:

Due to the nature of the proposals, there are no concerns on these grounds.

Highway Access and Parking Provision:

The proposal will result in an additional habitable room; however, this will not have a significant impact in respect of the councils parking standards. There is existing driveway parking for up to three vehicles and the level of parking is considered acceptable in this instance.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and is at low risk of surface water flooding. As the proposals do not result in any increases in development footprint, there are no flooding or drainage concerns.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

The application is supported by a preliminary bat roost assessment (Arbtech, February 2024). This report concludes that bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on roosting bats as a result of the extension of this building. As such, no further survey action is required.

The standard Bat informative will be added to the decision notice as a precaution.

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 October 2024
Earliest date for decision:	10 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	17.10.2024