

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242513
Site Address:	53 Gloucester Avenue, Shinfield, Wokingham, RG2 9GA
Expiry Date:	27 November 2024
Site Visit Date:	17 April 2024
Proposal: Householder application for proposed erection of an extension to the existing detached garage.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
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
JCEB Mineral Safeguarding Areas

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Shinfield School Green Village Character Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
240874	Pre-application advice for the proposed erection of an extension to the existing detached garage.	Replied 03/05/24

CONSULTATION RESPONSES

Internal
WBC Highways: No objection subject to conditions
External
None consulted

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	51 Gloucester Avenue: No objection to the proposal but concerns related to parking of works vehicles near the site. Officer response: Implementing a condition regarding parking of work vehicles is onerous, but an informative has been included on the decision notice. 52 Gloucester Avenue: Object Affect natural light entering family room and property value Proposed extension will require the existing boundary wall/fence between No. 53 and No. 52 to be removed to accommodate the building works. The proposed garage extension will severely restrict access to the rear side of my detached garage, in the event that any structural, roofing or guttering works need to be completed or addressed in the rear part of the garage. Parking and access Officer response: The proposed extension to the garage will have limited impact due to its position in relation to the said room. The proposed garage extension is north of their room and the roof of the proposed garage roof is sloping away. Due to the location and design of the estate the orientation of the main house of no.52 already causes the objector to have a room facing north-east which is the biggest factor to reduced feeling of natural daylight. Furthermore, a Daylight and Sunlight Study has been submitted and concludes the planned development at 53 Gloucester Avenue does not reduce the Vertical Sky Component (VSC) but rather exceeds the 27% minimum required by the BRE guidelines. Therefore, this development doesn't negatively impact the available daylight conditions for 52 Gloucester Avenue. The provision of internal natural light to habitable rooms of the residential dwellings has been found to be highly satisfactory. It complies with BRE 2022

	Guidelines and is deemed acceptable by Wokingham Borough Council's planning criteria. Loss of property value not a material planning consideration. As the site plan shows there is still access to the rear of no.52 garage and that has not changed. At the tightest spot between the proposed garage and existing no.52 garage is over 1m which is adequate space to access the rear of their garage. Party wall act informative is part of the decision notice. See highways section of report. Implementing a condition regarding parking of work vehicles is onerous, but an informative has been included on the decision notice.
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APPRAISAL

Site Description: Gloucester Avenue comprises a variety of different housing, with the application site being a two-storey detached dwelling.

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 current garage is approx. 5.57m in length and the proposed extension would be approx. 10.07m, a 5m increase in length. The Borough Design Guide states that *"front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line"*. The front extension does not project forward of the building line thus and would be single storey, thus complying with the BDG.

Whilst the roof form would be at odds with dwelling and creates a shallow pitch. However, it well screened by main dwelling and neighbouring garage as well as being tucked in given the nature of the application site. Therefore, the proposal would not significantly harm the street scene.

The other aspect of the proposal is for a garden room. This will be conditioned to ensure it remains ancillary to the main dwelling.

The materials are to match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The window to the rear will be screened by the existing boundary, thus preventing any overlooking.

Overbearing: Given the garage is single storey, it is not considered to be overbearing.

Loss of light: A Daylight and Sunlight Study has been submitted and concludes the planned development at 53 Gloucester Avenue does not reduce the Vertical Sky Component (VSC) but rather exceeds the 27% minimum required by the BRE guidelines. Therefore, this development doesn't detrimentally impact the available daylight conditions for 52 Gloucester Avenue. The provision of internal natural light to habitable rooms of the residential dwellings has been found to be highly satisfactory. It complies with BRE 2022 Guidelines and is deemed acceptable by Wokingham Borough Council's planning criteria.

Highway Access and Parking Provision: The proposal will not result in any additional habitable rooms. The existing garage is to be increased in length and this will provide parking for one car, which is in addition to the retained driveway parking for two cars.

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:	25 November 2024
Earliest date for decision:	24 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	25.11.2024