

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241888
Site Address:	14 Wiltshire Avenue, Crowthorne, Wokingham, RG45 6NG
Expiry Date:	19 September 2024
Site Visit Date:	29 January 2024
Proposal: Householder application for the proposed raising and modification of the roof to create first floor accommodation and second floor storage with installation of rooflights, erection of a part single part two storey rear extension, changes to fenestration and conversion of the detached garage to habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals

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 CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to a condition
WBC Landscape and Trees – No objection subject to a condition
WBC CIL – CIL liable development

External

None

REPRESENTATIONS

Wokingham Without Parish Council	No objection provided the garage is retained as ancillary to the main dwelling
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Wiltshire Avenue is a residential road in Crowthorne characterised by its architectural diversity. Its linear axis, bordered by grass verges, mature deciduous trees and boundary planting frame a great variety of house types. The properties are set back from the highway to create a sense of openness.

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 scheme seeks to make wholesale changes to the existing property, which is currently a modest bungalow with a detached garage to the front. The changes would result in a two-storey dwelling with roof accommodation.

As described in the site description, Wiltshire Avenue demonstrates a wide range of building types. Due to recent development however, modern, two storey properties dominate the street scene, with many of the original bungalows being extended or demolished.

The proposal includes a relatively substantial infill extension to the rear, however, the majority of the proposal makes use of the existing footprint of the dwelling. As such, the extension would not significantly alter the extent of the dwelling as seen across the width. The extended property would retain the same level of separation to adjacent properties as the existing dwelling.

The Borough Design Guide advises against the raising of ridge lines, unless local context allows for it. In this instance, there is a mixture of single storey and two storey properties along Wiltshire Avenue, and the application property is sited between two dwellings that are both taller than the existing house. It is important to note that in this section of Wiltshire Avenue, there is a gradual increase in ridge heights from dwelling to dwelling when travelling south down the road, which is caused by the gradual increase in ground level. The proposal would continue this pattern, with the submitted

street scene elevation showing the proposed property standing taller than No.16, and of a similar height to No.12, thus respecting the ridge heights in the street.

The extended dwelling would have a flat crown roof arrangement. Whilst this design form is often discouraged, in this instance, the size of the crown roof is considered acceptable. In any case, it should be noted that this is a common design feature within Wiltshire Avenue, being utilised by many other dwellings, including both adjacent properties.

The dormer feature to the rear would have a flat roof and would comply with the Borough Design Guide in that it would be set back from the sides of the roof, as well as set down from the ridge of the host dwelling. In any case, the rear elevation would not be easily seen from the street or nearby areas.

There would be no significant external alterations to facilitate the conversion of the garage, such that there would be no unacceptable impact on character grounds.

Overall, the proposal would have an acceptable impact on the verdant character and appearance of the street scene and complies with Core Strategy policies CP1 & CP3.

Annexe Accommodation: The proposal includes the conversion of the existing garage to create full time carer accommodation, to support the needs of the family that occupy the dwelling. This is not a common form of development within the surrounding area, however, CP2 of the Core Strategy states that planning permission will be granted for proposals that address the requirements of:

‘Children, young people and families, including the co-ordination of services to meet their needs.’

In accordance with the purpose of CP2, the intention to create full time living accommodation, through the conversion of the existing garage, is acceptable in this site-specific circumstance.

Although the converted area would not be occupied by a family member, the carers have a functional link to the family, such that the accommodation would be considered ancillary to the host dwelling. A condition has been recommended to ensure this remains the case.

Neighbouring Amenity: As described, the proposal involves a considerable raising of the roof and a ground floor extension to the rear. The submitted site plan demonstrates how the resulting dwelling would sit within the existing building line.

Overbearing

The property would not significantly extend beyond the rear of the two adjacent dwellings, therefore mitigating any potential overbearing impact.

Loss of Light

An attempt to demonstrate that there would be no loss of light through compliance with the BDG and the British Research Establishment’s (BRE) 45° test has been provided through the submitted site plan. This highlights that there would be no infringement to

neighbouring dwellings and therefore it is unlikely that there would be any adverse loss of light for neighbouring sites.

Overlooking

The additional first and second floor windows on the rear elevation would provide oblique views of the adjacent properties rear gardens, however, this would not result in direct overlooking. It is noted that there is limited screening along the shared boundary between the application property and No. 9 Dukes Wood, with these two sites sharing a rear-to-rear relationship. However, there would be an approximate 30 metre gap between both dwellings such that there would be no resulting overlooking concerns. There are three first floor windows proposed on the side elevations of the property, all of which serve non-habitable rooms and therefore pose no overlooking risk.

Highway Access and Parking Provision: The proposal will result in additional habitable rooms and the creation of annexe accommodation.

WBC Highways has no objection to the proposed annexe on the basis that this remains ancillary to the main dwelling.

The existing driveway provides parking for a minimum of three vehicles, which meets the required demand.

Landscape and Trees: The trees on and adjacent to the site have been accommodated in the arboricultural submissions, which has concluded that the principal arboricultural features within the site can be retained and adequately protected during development activities. As the trees are not protected, it is not deemed that a pre-commencement condition required further details, as recommended by the Trees & Landscape Officer, is necessary in this instance. Alternatively, an informative is included to advise the applicants to carry out the development in accordance with the arboricultural impact assessment.

Overall, the application complies with relevant Tree & Landscape policies of the development plan.

Ecology: A preliminary bat roost assessment was conducted as a result of the property being in an area that has potential for bat roosts. The conclusion of the survey was that the building has negligible suitability for roosting bats, hence additional surveys are not deemed necessary. An informative is recommended to advise what measure should be undertaken if bat roosts are found in the building.

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 proposed development will be liable for CIL based on the measurements of the floorplans listed below.

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.

As detailed above, it is noted that that applicant has stated in the D&A that the proposal seeks to create additional space to assist with the needs of the family.

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.

On this basis, the scheme would be providing an important role in the community.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approved
Date:	17 September 2024
Earliest date for decision:	16 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	18 September 2024