

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250778
Site Address:	59 Evendons Lane, Wokingham, RG41 4AD
Expiry Date:	28 May 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for the proposed raising of the roof to include two front dormers, one front gable and one rear gable with Juliet balcony. Along with the removal of the existing sunroom, erection of a single-storey rear extension with roof lantern, a single-storey front porch extension, and changes to external finishes and fenestration. Also proposed is the erection of front gates and a detached single-storey outbuilding/garage.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Public Open Space
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
PRoW Within WB Consultation Zone

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 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 CC06 – Noise CC07 – Parking

	CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM5 - Protection of the Countryside DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC Landscape and Trees – No objection, subject to condition.
WBC CIL – CIL Liable.
WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a detached bungalow located on the northern side of Evendons Lane which is identified as a Green Route road. The land to the north of the site forms part of Viking Field which is classified countryside.

The site is located towards the eastern end of Evendons Lane where properties are built at higher density. Evendons Lane comprises a range of property types including two-storey detached properties, semi-detached, terraced, bungalows and chalet-style bungalows. There is no prevailing character to the design of houses along the road, properties vary in age, form and appearance.

Proposal:

This application seeks approval for the removal of the roof and a new roof with a raised ridgeline. The new roof would comprise a hipped roof form with one front gable, two pitched dormers, and one rear gable. Also proposed is a single storey rear extension with a flat roof form and roof lantern, and a single-storey front extension is also proposed to create an entrance porch.

Changes are also proposed along the front boundary to include the erection of fencing and entrance gates and a detached pitched roof garage to the rear of the property.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The proposal includes the removal of the existing roof and erection of a new roof with an increased ridge height to create first floor living accommodation.

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.

The new roof would include a hipped roof form with one front and one rear gable. The raising of the roof would increase the main ridge height by approximately 1.5m. R9 of the Borough Design Guide (BDG) states that the heights of residential buildings should 'respond to the prevailing heights and degree of variation in height in the local context'. There are two adjoining neighbours; both detached chalet-style bungalows. The proposed hipped roof form plus gables would respond sympathetically to the variation in height of properties within the local context and would not encroach the established roofline of houses along the street. Furthermore, there is no established style to the roof forms of properties along the road. Examples include pitched, hipped, gables, front dormers, and crown roof forms. Therefore, the proposed changes to the roof would not appear obtrusive or have an adverse impact on the character of the host dwelling or surrounding area.

In addition, the development maintains the existing gaps between the two side neighbours to retain views through to the green backdrop of the rear garden and open countryside. The BDG highlights how 'in parts of the Borough, a 'green backdrop' contributes significantly to local character, created by trees and planting along plot frontages, in gaps between buildings and in rear gardens'. The submitted plans show that the existing gaps between the properties that make an important contribution to

the rhythm of the street scene and to the local character, are incorporated into the design.

The scheme has a coherent design approach. The front dormers relate well to the central gable to provide symmetry and balance to the property frontage. The front dormer windows would also complement the numerous dormers already present on properties along Evendons Lane. Examples include numbers 51, 52, 53, 57, 61 and 63 to. The dormers would be subservient additions to the main dwelling and would comply with the BDG in that they would be set in from the sides, set down from the ridge line by approximately 0.5m and would not detract from the overall appearance of the dwelling.

The proposed single-storey front extension to create a porch would introduce a traditional style entrance feature to the property. The porch would measure approximately 2.32m in width and would protrude approximately 1.15m. The porch would have a tiled pitched roof, open sides and low-level brick base. The structure would be a relatively minor addition to the property frontage and would accord with BDG guidance which recommends that 'Porches (i.e. not fully enclosed extensions) should generally project less than 2m forward of the building line'. In addition, traditional, pitched roof entrance porches are a common feature along the road. Therefore, the addition of a porch would not be out of keeping within the street scene and would contribute positively towards the underlying character and quality of the local area.

The proposed materials consist of render, tiles and cladding on the dormer windows. The proposed materials are in-keeping with the material palette used on other properties along the road and are acceptable.

The proposal also includes the erection of a detached single-storey garage to the rear of the dwelling. Whilst the structure would be sited significantly back from the road (approximately 29m), there would be views of the garage due to the 3.3m gap between the flank wall of the host dwelling and the site boundary. However, the existing mature hedging along the common boundary with no 61 Evendons Lane would provide a level of screening from the public realm. In addition, detached garages/outbuildings that are set back into the plot are a common feature of properties along the road. Examples include numbers 67, 71, 73 and 88. Therefore, the addition of a detached garage would have no discernible impact to the character of the host dwelling or local area.

The proposed entrance gates along the front boundary would comprise a 1.6m close board fence and timber pedestrian and vehicle gates. The existing hedging along the front boundary would be retained and close board fencing erected behind. The gates are designed to have the top 0.5m section largely open with timber slats. This allows views through and into the site and maintains a sense of openness. Whilst there is no uniform design to boundary treatments along Evendons Lane, the established character is for low level walls/fencing and/or hedging. These features add to the quality of the Evendons Lane environment which is identified as a Green Route. This is applied to key routes in the borough that are characterised by mature trees and landscaped boundary plots. Criterion a of Policy CC03 of the Managing Development Delivery Local Plan 2014 seeks for development proposals to provide new or protect and

enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of development.

In summary, the proposed design of the gates and retention of the existing hedging would contribute positively to the character of the area and to the quality of the semi-verdant public realm.

Neighbouring Amenity:

Overlooking:

There are three windows proposed at first floor level in the front elevation to serve one bathroom and two bedrooms. These would be road facing and more than 31m from the front fenestration of no 54 Evendons Lane. The BDG recommends a minimum separation distance of 10m to be retained between property frontages to maintain privacy.

There is one Juliet balcony proposed at first floor level in the rear elevation to serve a bedroom. From this window would be oblique views of the neighbouring gardens. However, the dense mature hedging along the shared boundary with no 57 and the proposed detached garage along the shared boundary with no 61 would provide a level of screening into the neighbouring sites. Therefore, the introduction of the Juliet balcony would not generate any detrimental overlooking impacts to adjoining neighbours.

There are two rooflights proposed in the main roof in the western elevation to serve a walk-in wardrobe and en-suite bathroom. As these are non-habitable rooms with the windows positioned at a higher level within the ceiling, these windows are not considered to cause any adverse loss of privacy impacts.

There is also one first-floor window proposed in the western elevation to serve a bathroom. To mitigate any potential harmful overlooking impacts, it will be conditioned that the window is obscurely glazed and limiting in opening height to protect the amenity of the occupants at no 61 Evendons Lane.

The proposed roof lantern in the rear single storey extension would serve a kitchen. Due to the significant separation distance of more than 6m to the closest neighbour, there would be limited opportunity for any detrimental loss of privacy impacts to be generated by the roof lantern.

Loss of Light & Overbearing:

The extensions have been designed to limit any adverse loss of light or overbearing impacts to adjoining neighbours. The built form along the eastern flank elevation would increase the height of built form by approximately 1.5m, however, the hipped roof form reduces the bulk and massing at first floor level.

The eastern flank wall would be more than 1m from the boundary and more than 5m from the closest habitable room of no 57. The design of the eastern side of the development limits the first storey element to above the existing ground floor footprint and reduces the rear section to a single-storey flat-roof extension. The design assists in mitigating any sense of perceived overbearing to the adjoining neighbour.

The development along the western side of the property would also increase the ridge height by approximately 1.5m with the addition of a two-storey rear gable. The BDG states that the primary consideration of rear extensions is impact upon neighbours and provides guidance. Page 56 of the BDG recommends that a minimum gap of 1m should be retained between the building and the site boundary. In this case, a separation distance of more than 3.3m is retained between the flank wall of the development and the western shared boundary.

Page 56 of the BDG also recommends that rear extensions should not project more than four meters from the rear wall where they are close to a side boundary. Whilst it is recognised that the two-storey rear gable would exceed 4m, the development would be more than 3.3m to the site boundary and is designed as a one and half storey property with the bedroom contained within the roof. The gable would have a ridge height approximately 0.9m higher than the main ridge line. However, the hipped design of the gable roof reduces significant bulk and mass of the built form as well as the maximum roof height being positioned more than 8.5m from the flank wall of no 61 Evendons Lane. Therefore, it is considered that the alterations to the roof and rear gable would not generate any detrimental overbearing or loss of light impacts to the adjoining neighbouring properties.

The proposed detached garage would be located approximately 0.8m from the western shared boundary and would be more than 7m from the rear building line of no 61. Revised plans were submitted that reduced the height of the garage to approximately 4m in height. The garage would have a hipped roof form with an eaves height of 2.28m. Applying BDG guidance for rear extensions which states 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The garage would be well within the recommended height which would minimise any potential impact upon neighbouring light and perceived overbearing.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms. The Council's Highways officer was consulted and raised no objection to the proposal. The proposed four on-site parking spaces are acceptable and as the proposed boundary treatment would be set back from the public highway, no impacts to highway safety are expected.

Landscape and Trees:

The Council's Trees and Landscape Officer was consulted and requested further information regarding the proposed changes along the front boundary. The planning agent confirmed that the existing front hedge would be retained and would remain as part of the front boundary treatment. The Landscape and Trees officer raised no objection, subject to a condition relating to details of walls and fences and retention of trees and shrubs. Whilst the condition relating to details of boundary treatment is duly noted, the submitted plans already show what is proposed along the front boundary. Report section 'Character of the Area' assesses the appropriateness of the proposed gates and fence, which were considered acceptable.

Ecology:

The application site is located in an area suitable for bat roosts. A bat survey was submitted to support the application – Arbtech Preliminary Roost Assessment (17

March 2025). The report concluded that no further surveys were required, but in the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop and a bat licensed ecologist contacted for further advice.

Conclusion:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance, subject to conditions.

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:	22 May 2025
Earliest date for decision:	25 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27 May 2025