

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242831
Site Address:	34 St Patricks Avenue, Charvil, Wokingham, RG10 9RA
Expiry Date:	7 January 2025
Site Visit Date:	5 December 2024
Proposal: Householder application for the proposed erection of a new front porch, single storey front extension, two storey rear extension with installation of roof lights, new garage roof and changes to existing fenestration and roof.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk 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 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB23 – Biodiversity and Development
Joint Minerals	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

and Waste Plan (JMWP)	DM3 - Protection of Habitats and Species DM10 - Flood Risk 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 (14/11/2024).

WBC CIL – Not CIL liable (15/11/2024).

WBC Ecology – No objection, subject to conditions (04/12/2024).

External

None consulted.

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 two storey, link-detached property located on St Patricks Avenue, Charvil. The property is set back from the road behind a large lawned garden and driveway with off-street parking.

Within close proximity to the host dwelling, St Patricks Drive comprises detached properties of a similar age and appearance. Many of the properties have already benefited from alterations and extensions in a variety of designs and forms.

Typical materials include brick, render and concrete roof tiles with more recent additions of timber detailing.

Proposal:

This application seeks approval for the erection of a two-storey rear extension that would measure approximately 6.54m in width and 3.96m in length. Also proposed is a single-storey front extension that would measure approximately 3.47m in depth, 5m in width and would have a mono-pitch roof form with two rooflights. The changes to the front would also include the addition of an open sided porch with a pitched roof form.

The flat roof of the existing garage would be replaced with a tiled, mono-pitch roof.

To the rear of the property, changes are proposed to the garden which include alterations to the existing patio area and steps down to access the garden.

Changes to fenestration are also proposed.

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 providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

There is no prevailing character to the design and form of properties along St Patricks Avenue. Many of the properties have been altered and enlarged to such an extent that there is no uniform appearance to what was originally built in the 1960s.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments. The single-storey front extension would extend forward approximately 3.47m. Whilst it is recognised that the Borough Design Guide (BDG) 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 would be single-storey and although it would project forward a significant distance, it would effectively infill space between the existing hallway and dining room and would not project forward of the building line. It would also not project forward of the prevailing building line of properties within the immediate vicinity.

The front extension would appear as a subservient addition to the host dwelling by being set back from the building line by approximately 0.12m. The proposed roof would be sympathetic to the main house by replicating the front pitch of the pitched main roof. The addition of the rooflights in the front extension would not be out of character with other front facing rooflights and solar panels present on other properties which include nos.49, 45 and 43.

In addition, there are numerous examples of already constructed front extensions along St Patricks Avenue which include nos.38, 40 and directly opposite, nos.47 and 49 which would originally have been identical in form to the host dwelling. Therefore, the addition of the front extension would be sufficiently in-keeping with other properties in the road and would not have a detrimental impact on the character of the host dwelling or street scene.

The porch extension would protrude from the front extension and would replicate the pitched roof form of the main roof. The BDG states that 'Porches (i.e. not fully enclosed extensions) should generally project less than 2m forward of the building line'. The proposed porch would measure approximately 0.98m in depth, this is acceptable. Porch styles along the road boast a variety of designs including mono-pitched, pitched, canopies and inset porches. Therefore, the proposed porch would be sufficiently in-keeping with other properties along St Patricks Avenue and would add a design feature to the original house.

The proposal also includes a replacement garage roof from a flat roof to a tiled mono-pitch roof form. Many of the original flat roofed garages still exist along the road. However, many have been altered with replacement roofs. This includes the garages of nos.47 and 49 that have replaced the original flat roofs to tiled mono-pitched forms. Therefore, this element of the scheme would be sufficiently in-keeping with surrounding properties and would not harm the character of the local area.

The two-storey extension to the rear would be largely obscured from view from the public realm by the host dwelling and adjoining property, no.36, due to the small gap between the properties. Therefore, the rear extension would have no adverse impact on the character of the host dwelling or local area.

Proposed materials include brick, tiles and windows to match existing, these are acceptable.

Neighbouring Amenity:

Overlooking:

The front extension and porch would have one additional front facing window to serve an office and two rooflights. These would be more than 28m from the front fenestration of no. 51 St Patricks Avenue. The BDG recommends that a minimum separation distance of 10m should be retained between the frontages of dwellings in order to maintain privacy and limit a sense of enclosure. Therefore, no detrimental loss of privacy impacts would be generated by this element of the scheme.

The two windows in the rear extension at first-floor level would serve two bedrooms. Views from these windows would be similar to the views from the existing bedrooms at the rear of the host dwelling. The fenestration would move approximately 3.96m into the existing garden space and would offer oblique views of neighbouring gardens. Therefore, the two proposed first-floor windows would not result in detrimental overlooking over and beyond the existing degree shared within the setting and are acceptable.

There is also one additional window proposed in the eastern flank elevation at first floor level to serve an en-suite 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.36 St Patricks Avenue.

Loss of Light & Overbearing:

The BDG recommends that 'A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width'. Both the front and rear

extensions maintain a separation distance from the side boundary in excess of the recommended 1m minimum.

The front extension would protrude forward approximately 3.47m. Whilst it is acknowledged that this would move the built form of the host dwelling forward of the built form of no.36 along the shared boundary, a separation gap of approximately 2.35m would be retained between the proposed flank wall and flank wall of no.36 which would limit any overbearing impact. In addition, the extension would be single-storey and due to the orientation of the host dwelling and adjoining neighbours, any additional loss of light would not be significant and restricted to the evenings. Therefore, it would not be considered a robust basis to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light.

The flank wall of the two-storey rear extension would retain a separation distance to the flank wall of no.36 of more than 2.4m and would protrude approximately 3.96m from the rear. The BDG states that the primary consideration of rear extensions is impact upon neighbours and recommends 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The rear extension would be more than 1m from the shared boundary and would fall within the recommend maximum 4m protrusion. For rear extensions, the BDG also recommends that 'Maximum eaves and ridge height should be no more than those of the existing property'. The proposed rear extension would maintain the eaves height of the main house with a ridge height that is set down approximately 0.95m from the main ridge line. Therefore, there would be no adverse overshadowing or overbearing impacts generated by this element of the scheme and is acceptable.

The replacement mono-pitch garage roof would increase the maximum ridge height by approximately 0.63m. However, the maximum height along the shared boundary with no.32 St Patricks Avenue would be approximately 0.3m lower than the height of the existing garage roof. In addition, the garage adjoins the garage of the neighbouring property which is not a habitable room. Therefore, the changes to the garage roof would not result in any adverse impacts to neighbouring amenity. The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

The proposed changes to the rear garden would include extending the existing raised patio by approximately 2m into the garden with two sets of steps (between two and three treads) down to access the garden. Any views from the patio would be similar to the views from the existing raised patio. Therefore, the changes would not result in any detrimental impact to neighbouring amenity over and beyond the existing degree shared within the setting and is acceptable.

Highway Access and Parking Provision:

The proposal will increase the number of habitable rooms in the property. The Council's Highways officer was consulted and raised no objection to the proposal as the current parking arrangements meet the council's parking requirements for town and fringe location sites.

Ecology:

The application site is located in an area suitable for bat roosts. The Council's Ecology officer was consulted and raised no objection to the proposal, subject to conditions. They commented *"I request that all contractors working on site are made aware of the relevant bat protection legislation set out in section 3.1 and the impact assessment in 7.1. and provided with the contact details of the bat ecologist in the event that further evidence, or any bats or evidence of bats is found during the development. The applicant should note that the PRA contains information regarding a mobile species so will only be valid for 12 months"*.

Therefore, conditioning the length of validity of the bat report will be required with any grant of approval.

The officer has also requested for the submission of details of a 'closing-out report' demonstrating that the bat mitigation measures have been implemented to the satisfaction of the ecology report. While this is duly noted, due to the relatively small scale of the proposal, it is not considered necessary. Furthermore, the mitigation measures will already be conditioned with any recommended approval.

Conclusion:

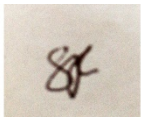
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	18 December 2024
Earliest date for decision:	3 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	19.12.24