

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242407
Site Address:	25 Ridgeway, Wargrave, Wokingham, RG10 8AS
Expiry Date:	14 January 2025
Site Visit Date:	7 January 2024
Proposal: Householder application for the proposed erection of two storey side extension and single storey rear extension with installation of roof light following the demolition of the existing garage.	

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 CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to a condition
WBC CIL – Non liable development
WBC Ecology Householder – No comments
WBC Ecology – No comments

External

None

REPRESENTATIONS

Wargrave Parish Council	No objection
Ward Member(s)	No comments received

Neighbours	One letter received raising concern to the potential for a wall to be built along the shared boundary with No.23. <i>(Officer note: there are no proposed changes to boundary treatments through this planning application.)</i>
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APPRAISAL

Context: The application site is located within a residential area of Wargrave. This application seeks planning permission for the erection of a part single and part two-storey side and rear extension, and a single storey rear extension.

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 most apparent element of the scheme is the two-storey side extension. It is generally advised that such additions are set back from the front elevation of the property and set down from its ridge, thus creating a visual sense of subservience to the host dwelling. In this instance, whilst the ground floor does not comply with this guidance, the first floor does, which provides a break in the façade to offset against the increase in mass. It is considered that this would ensure that the extension has a subordinate relationship with the property. This is helped further through the use of materials to match those of the existing dwelling, thus assisting with the integration into the built form.

Notwithstanding the above, the development would notably reduce the space between the application dwelling and the adjacent property, No.27. When identifying the character of a street scene or wider area, the gaps between buildings can be as important as the buildings themselves, to provide views through, and to prevent a terracing effect. This is however considered to hold less value in this site-specific circumstance, due to existing characteristics of the cul-de-sac. Firstly, the backdrop between the application dwelling and No.27 is already that of built form, being the side profile of No.61. Furthermore, there are already a number of properties within the cul-de-sac and wider estate that have extended in a similar fashion to that proposed, with No.27 itself being an example of a neighbouring dwelling that has been extended at two storey level. As such, the form and scale of the proposed extension would not be dissimilar or out of character with other features in the locality, and the loss of this gap would not be detrimental to the character of the street scene. In any case, the scheme

has ensured to retain an adequate separation distance between the extension and the neighbouring property, thus preventing any terracing concerns.

The two-storey side extension seeks to continue beyond the rear elevation of the existing dwelling, with a modest rear facing gable extension at first floor level and a further ground floor protrusion. These features would alter the way in which the dwelling is perceived from the rear elevation, however, would not have a harmful impact on the overall character and appearance of the property.

The flat roofed single storey rear extension, consisting of bi-fold patio doors and a roof lantern, would not have a significant street presence, owing to its modest scale and position to the rear of the property. In any case, it would appear as an acceptable addition to the host dwelling, being of a standard and unimposing design.

It is also noted that the proposal seeks to integrate a mono pitch roof that would extend across the entire width of the dwelling's principal elevation. This is once again a common design feature within the locality such that there is no reason to object to such an addition.

The requirement to provide additional parking would result in the installation of hardstanding across much of the existing frontage of the site. Whilst the loss of green infrastructure would be unfortunate, it is noted that the existing hedges across the front boundary would be retained. As such, the impact would be limited.

Overall, it is considered that the proposal would respond positively to the visual amenity of the area and the existing property, thus complying with CP1 & CP3 of the Core Strategy and R23 of the Borough Design Guide.

Neighbouring Amenity:

Overlooking: The proposed first floor rear window would provide oblique views of the surrounding properties' rear gardens, however, this would not result in direct overlooking. The other additional elements of fenestration pose no added concerns in this respect.

Loss of Light & Overbearing: Whilst it is acknowledged that the increase in mass is notable, the scheme has been carefully designed to reduce impact on neighbouring sites.

The first-floor component of the development would not extent beyond the rear of No.27, significantly reducing any loss of light or overbearing potential. Further consideration is given to the fact the existing garage, set to be demolished, is in closer proximity to the shared boundary with No.27. As such, the removal of the garage would likely reduce the sense of enclosure currently experienced by the adjacent occupants.

With regard to the impact on No.23, the addition of the single storey rear extension in close proximity would not have any discernible impact.

Highway Access and Parking Provision: The proposed plans indicate that the driveway is to be widened to provide a total of three parking spaces. The level of parking meets WBC parking standards and is therefore considered acceptable.

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 house and garage have been assigned negligible potential 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 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:	9 January 2025
Earliest date for decision:	10 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	10 January 2025