

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242108
Site Address:	107 Wargrave Road, Twyford, Wokingham, RG10 9PE
Expiry Date:	23 October 2024
Site Visit Date:	8 October 2024
Proposal: Householder application for the proposed two storey side extension and garage conversion to create additional habitable accommodation with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Twyford)
Bat Roost Habitat Suitability
Ground Water Zones
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2012/0856	Proposed conversion of existing loft space to additional habitable accommodation with rooflights, plus single storey front extension to create entrance porch.	Conditionally Approved – 13/06/2012
F/2004/2328	Proposed erection of 4 detached dwellings with garages. Demolition of dwelling & garage at 103 & garage at 105.	Conditionally Approved – 08/09/2004

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council: 'No comment.'
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a recently constructed detached two storey dwellinghouse off Wargrave Road, Twyford. The site forms part of a backland development of 2no. detached dwellinghouses, formerly within the curtilage of Nos.103, 109 & 111 Wargrave Road, which are of a broadly uniform style and appearance. Due to its position to the rear of No.109, and intervening soft landscaping, the site is well screened from public vantage points on the main street scene (Wargrave Road).

Proposal:

This application proposes the erection of a two storey side extension and the conversion of the existing integral garage to create additional habitable accommodation plus fenestration changes. The proposal would be viewed as a dormer extension, similar in appearance and form to the eastern end of the host dwelling, with a width of approximately 3.15m and total ridge height of 6.6m set down from the main ridgeline. The proposed extension would be set in from the site's western boundary by a minimum of 1m.

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.

Design and Character of the Area:

While consisting primarily of detached dwellinghouses, Wargrave Road has a varied street scene with differing examples of design, massing and rendering. There are numerous examples of later additions to dwellings including two storey side extensions visible, the proposal is therefore not out of character in this respect.

The proposed extension is well designed, particularly in terms of its 'chalet' style appearance which complements the existing façade of the dwelling. Despite its considerable depth, the proposal would appear as a subservient addition to the host dwelling due to its set down ridgeline which mirrors the eastern end, set back position from the principal (front) building line and its appropriate width which retains a sufficient gap from the site's eastern boundaries.

The proposed garage conversion would have a neutral impact on the character of the area, while the proposed replacement would be proportionate in size to the existing fenestration. Moreover, the proposed external materials would match the existing dwelling and the proposal would not be visible from the main street scene, further mitigating the visual impact of the scheme.

Overall, the proposal would have an acceptable impact on visual amenity and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Overlooking: No first floor windows are proposed on the side elevation facing No.5 Yewhurst Close adjacent to the west. To prevent any potential adverse overlooking opportunities, a condition restricting the insertion of any windows on this elevation at first floor level is recommended. No rear facing fenestration at first floor level is proposed, while the proposed front facing gable dormer would share the same outlook as the existing front facing fenestration which is acceptable.

Loss of Light and Overbearing: The proposal would retain a flank to flank separation distance of approximately 16m from No.5 Yewhurst Close adjacent to the west. Due to the proposal being set in from the shared boundary with No.5 Yewhurst Close by approximately 1m, the subservient roof form and restricted ridge height, the proposal would not introduce any adverse harm on the amenity of this neighbouring property in respect of loss of light or overbearing impact.

Therefore, the proposal would not introduce any adverse harm on the amenity of neighbouring properties or land uses in accordance with Core Strategy policy CP3.

Other:

The proposal would not impact on the site's existing parking provision, which has been deemed acceptable by the Council's Highways Officer, or on any existing soft landscape features. The proposed works would not impact the main roof, or any other potential bat roost features, and therefore a bat survey is not required for the assessment of this application.

Subject to conditions, the application is acceptable and is therefore 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:	16 October 2024
Earliest date for decision:	18 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	16/10/24