

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242170
Site Address:	96 Antrim Road, Woodley, Wokingham, RG5 3NY
Expiry Date:	7 November 2024
Site Visit Date:	3 October 2024
Proposal: Householder application for the proposed single storey rear extension following the demolition of the existing single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Woodley
Tree Preservation Orders

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	The Parish Council requested an extension for comments until the 15 th October. The Parish Council then stated they reviewed the application and had no objections to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a 1950s semi-detached dwelling in Woodley. The immediate surrounding area is characterized by residential semi-detached dwellings, which vary in size, shape and design creating a diverse street scene. All dwellings, within the vicinity, benefit from private driveways and front lawns. The street is wide and spacious, dwellings are set back from the street line, particularly on the northern side of the street. The highway is lined with patches of grass and large trees contributing to a vibrant street scene.

The site façade is an aesthetic balance of facing brickwork, rendered walls and red hung tiles. The front of the dwelling benefits from a paved driveway, which can accommodate multiple vehicles, and a side gate to access the rear of the dwelling. The site has a gable roof formation of plain tiles with a chimney on the right-hand side of the roof. The rear of the property benefits from a rear extension, garden with woodland area at the rear end with multiple TPO trees. The rear also has a large outbuilding on the left-side of the garden.

Proposal: This application proposes a single storey rear extension following the demolition of the existing rear extension. The development will measure approx. 5.7 meters in width, 3.65 meters in length and 3.57 meters in height.

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 site is located within a residential area characterized by residential properties. The development is a single storey rear which will create a study and bathroom. The development will measure approx. 5.7 meters in width, 3.65 meters in length and 3.57 meters in height. The development proposes a part pitched roof formation, with a large window on the rear wall followed by a smaller window and door

on the western side of the development. The materials used for both the roof and walls will match the existing dwelling along with the proposed fenestration. This proposal will replace an existing rear extension, the new extension will be slightly wider than the existing (by 1.4 meters) although, this will not have a significant impact on the rear elevation of the site.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The proposed extensions will have an eaves height of 2.64 meters and will project 3.65 meters from the rear wall. These measurements are compliant with the BNG and are therefore modest and acceptable in terms of scale and design. Furthermore, because the extension will be located at the rear of the property, it will not be visible from the street. As such, the development will have very minimal impact on the character of the area and is also acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development is single storey and is not taller than the existing extension. However, there will be a small side window and door on the western side of the proposal facing No. 98. As there is a 4-meter distance between the door and No. 98, this is enough distance to reduce chances of overlooking. There is also a boundary fence between the two dwellings, further reducing chances of overlooking.

Loss of Light:

The proposal does not project further out or higher than the existing extension, therefore there should be no light impacts to either neighbour. Regardless, a 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 98 and 94 Antrim Road. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

As the development is single storey and remains within the building line, there are no significant concerns of the development being overbearing.

Landscape and Trees: The site is subject to 2 TPO trees being 3/1951 on all trees whatever age and 4/1961 on trees alive since 1961. A tree survey was submitted by the applicant which was then reviewed by the councils Trees and Landscape Officer. The Trees and Landscape Officer concluded that the report was thorough, and no trees

would be impacted by the development as they are not proximate and because of the topography of the site. The Trees and Landscape Officer also stated that the development was subordinate to the existing and would not attract public views.

Conclusion: Subject to conditions, this application is acceptable and 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:	17 October 2024
Earliest date for decision:	3 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	17/10/24