

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242213
Site Address:	18 Pheasant Close, Winnersh, Wokingham, RG41 5LS
Expiry Date:	8 November 2024
Site Visit Date:	9 October 2024
Proposal: Householder application for the proposed single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Winnersh

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
072146	Proposed full application for the erection of a part single storey and two storey rear extension to existing dwelling.	12/12/2007 Approve

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	The Parish council commented stating they had no observations on this application.
Ward Member(s)	No comments received
Neighbours	One neighbour commented on this application, their comment is summarised below: • They requested the proposal have a flat roof formation so it wouldn't be above the fence line. <i>Officer comment: This will be assessed in the main report below.</i> • Concerns regarding further extension in the future to make the development two-storey. <i>Officer comment: A two-storey extension will require its own planning application and is therefore not for consideration under this application.</i>

APPRAISAL

Site Description: The site relates to a 1950s detached, two storeys dwelling in Winnersh. The street is a quiet, residential cul-de-sac. The surrounding area is lined with uniformly designed detached housing, majority of surrounding dwellings are chalet bungalows. All properties within the vicinity benefit from traditional features including large driveways, front lawns and garages which separate the building lines of the dwellings from the highway. A few large trees and small bushes line the pavement adding greenery to the street and contributing to a vibrant and inviting street scene.

The site's façade is composed of light-coloured facing brickwork on the ground floor and sides followed by white wooden panelling for the upper dormers. The site has a gambrel roof formation of plain tiles with dormers on the front and rear of the dwelling as well as a chimney on the right-hand side. The front of the dwelling benefits from a large, paved driveway accommodating multiple vehicles and an internal garage. The rear of the property benefits from a large patio space, two garden sheds and grass area for leisure activities. There is boundary fencing along all sides of the garden followed by a variety of tall trees and thick bushes for added privacy.

Proposal: This application proposes a single storey rear extension which measures approx. 5.95 meters in depth, 4.27 meters in width, 2.2 meters in eaves height and 2.89 meters in ridge 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 on a residential cul-de-sac characterized by family homes. The proposed extension will create a bedroom and wet room. The proposed extension will measure approx. 4.27 meters in width, 2.2 meters in eaves height and 2.89 meters in ridge height and will project 5.95 meters away from the existing dwelling. Light coloured brickwork will be used to match the existing dwelling, the extension will also include a double glass sliding door for access to the garden and a large window to serve the wet room. As for the roof, it will have a part pitched formation using the same tiles as the main roof.

As previously mentioned in the report, there were concerns from a neighbour over the height of the extension. The development will have a ridge height of 2.89 meters and eaves height of 2.2 meters. The BDG (stated below) has guidance on the height of single storey extensions stating the eaves height shouldn't exceed 3m within 2m of a side boundary. The side boundary is 6m away from the proposed extension and the eaves height does not exceed 3m. Therefore, the roof height is acceptable and there are no concerns in this respect.

The Borough 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 side boundary.
- Maximum eaves and ridge height should be no more than those of the existing property.
- The eaves height of a single storey extension should not exceed 3m within 2m of a side boundary.

The rear extension will project out by approx. 5.95 meters, although this exceeds the BDG guidance for how far a rear extension should project, it can still be deemed acceptable. The proposal will lie 3.14 meters from the side boundary with No. 19 followed by 6.1 meters from the side boundary with No.17. This is enough space between each boundary for the rear extension to not have significant impact on either neighbour. As well as this, the development projects on an angle away from the closest boundary, increasing the gap between it and the side boundary. The development is also single storey therefore there will be little loss of light impact to either neighbour (this will be further assessed in the report) making the extension acceptable.

The eaves height of the development is 2.2m and do not exceed the height of the existing dwelling, overall making the proposal modest and in compliance with the BDG in terms of shape, size and design.

Within the vicinity of the application site there are multiple examples of rear development, No.17 has a similar rear extension, so the proposal is not out of

character for the area. Furthermore, as the development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

Due to the development being single storey there is little concern of overlooking. Although the proposal will have glass sliding doors on the northern side, there is a 6m distance between the doors and the side boundary on ground level. This is enough space to reduce any chance of overlooking. As well as this, the site has an outbuilding located between the proposal and the boundary further reducing the chances of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 17 Pheasant Close. 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.

In terms of the neighbour to the south, No. 19 Pheasant Close, while the proposal would not comply with the 45-degree horizontal test, the rear extension would be set significantly away from the rear windows of No. 19 (a minimum of approx. 10m) and would therefore not result in a significant loss of daylight to the ground floor rear facing windows of this neighbouring property. Moreover, the proposed extension would be located north-east of No. 19 which would result in minimal to no blocking of sunlight throughout the day.

Overbearing:

Concerns have been raised in respect of the proposed rear extension pitched roof. However, the proposal has a very shallow pitched element to the roof so would not appear unduly prominent when viewed from neighbours despite its projection to the rear. Moreover, due to the distances between each side boundary, and the development being single storey there is no concern of overbearing.

Highway Access and Parking Provision: As the proposal will result in an increase of habitable space by 1 room, the councils Highways Officer was consulted to review the plans to assess whether there was adequate parking for the development.

A parking plan was provided by the applicant showing 3 5m x 2m spaces on the driveway. The highways Officer reviewed the plan and concluded that this level of parking was acceptable to serve the development and complied with the WBC Car Parking Standards.

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:	10 October 2024
Earliest date for decision:	4 October 2024

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