

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242325
Site Address:	3 Pither Close, Shinfield, Wokingham, RG7 1EQ
Expiry Date:	5 November 2024
Site Visit Date:	3 October 2024
Proposal: Householder application for the proposed conversion of garage into habitable space with addition of roof light, single storey front porch, single storey rear extension with rooflights.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location – Spencers Wood
Bat Roost Habitat Suitability
Nuclear Consultation Zone

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 CC04 – Sustainable Design and Construction TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
130163	Full planning application for the erection of 276 dwellings with associated access landscaping and open space following demolition of existing dwelling and ancillary buildings	22/07/2014 Approve

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	A Councillor commented on this application, their comment is summarised below: • No comment
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a 2015 semi-detached dwelling in Spencers Wood. The immediate surrounding area is a new build estate which was approved in 2014. The area is characterised by semi-detached and detached residential housing, all surrounding dwellings are made up of the same materials and all benefit from a garage and small driveways, there is also a range of on street parking bays for extra parking. Directly opposite the site there is a large patch of grass with growing vegetation which separates the site from the main road (Hyde End Road).

The site is located at the beginning of the estate directly facing the main road. The site benefits from a garage and driveway which can accommodate one vehicle and a small lawn with small vegetation for visual appeal and pathway access to the house. The dwelling is made up of red facing brickwork with grey brick detailing for aesthetic with a pitched roof formation of plain tiles with a dormer window which serves the second-floor loft room. To the rear, the site has a garden with patio, boundary fencing and a variety of small and large vegetation.

Proposal: This application proposes a single storey rear extension which will measure approx. 3.7m in depth, 6.6 meters in width and 2.85 meters in height. A front porch which will measure 1.6 meters in length, 2.4 meters in width and a ridge height of 2.4 meters. As well as a partial garage conversion to create a study space.

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 new build residential estate. The proposal includes a garage conversion, front porch and rear extension which measure approx. 3.7m in depth, 6.6 meters in width and 2.85 meters in height. A front porch which will measure 1.6 meters in length, 2.4 meters in width and a ridge height of 2.4 meters. As well as a partial garage conversion to create a study space. The facing brickwork used will match the existing dwelling. The rear extension will have a flat roof formation with 2 roof lights, the front porch will have a skillion roof formation, both roofs will be made up of plain tiles which match the existing dwelling. Due to the age of the estate, there has been little development done within the vicinity therefore no examples of similar development to compare the proposal too.

Garage Conversion:

The proposed partial garage conversion will create a study. The conversion will be 4.55 meters of the total length of the garage (7.4 meters), the remaining space will remain as garage storage. The existing rear door of the garage will be removed and replaced with an internal door connecting the converted room to the main house as well as another door to the remaining garage space. A rear window and roof light Velux will be implemented to the garage conversion for natural daylight. The Velux window does not protrude more than 50mm from the plane of the roof. The windows used will be UPVC double glazed to match the existing fenestration. The garage will not change aesthetically from the front elevation, the amendments are only being made at the rear, therefore will be visually screened from the street. The garage conversion will have no impact on the character of the area in accordance with CP3 of the Core Strategy.

Front Porch:

The proposed front porch will measure 1.6 meters in length, 2.4 meters in width and a ridge height of 2.4 meters. Although the original proposal measured 2.6 meters in width, this meant the front porch would extend too close to the kitchen, giving the front elevation a tightly cramped look. The applicant agreed to the minor amendment of reducing its width and agreed to reduce it by 20cm.

The Wokingham Borough Design Guide (BDG) gives guidance on front porches in terms of scale and design it states the following:

- Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line.
- Porches should generally project less than 2m forward of the building line.

Although the site is not set far back from the street, it is located off a main road on a quiet estate where typically only residents of the street will use. As well as this, the front porch will only project 1.6 meters forward from the building line making the proposal modest and acceptable in terms of scale and design. There are no examples of front porches within the surrounding area however this proposal will not have significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Rear Extension:

The proposed rear extension will measure approx. 3.7m in depth, 6.6 meters in width and 2.85 meters in height. It will include 2 rooflights and wide UPVC doors to access the garden and a long window on each side of the extension.

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 extension is modest in terms of scale as it projects 3 meters from the rear wall and has an eaves height of 2.85 meters therefore complying with the BDG guidance. As mentioned, there has been little development on the estate there aren't many examples of rear extensions however the building line of Pither Close is not consistent and 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:

As the proposal is single storey, with no side windows there will be little concern regarding overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows. This was not breached as a result of the development and as such, the development will not result in a substantial loss of light to the neighbouring property.

Overbearing:

As the proposal is single-storey and there is a fence on the boundary of No.2, there will be no significant overbearing impact to the neighbour.

Highways Access and Parking Provision: This proposal results in the increase of 1 habitable room and conversion of the existing garage.

The council's Highways Officer reviewed the proposal and concluded that the proposal is not considered to have significant impact in respect of the council's parking standards.

The existing level of driveway parking will be retained, and the dwelling is an accessible distance to additional unallocated parking on Pither Close, should it be required. As part of the garage will remain as storage, this is acceptable for cycle storage.

Ecology: The site is located within a Bat roost Suitability Habitat, however no works are being done to the main roof and the Velux being added to the garage is on ground floor level, no bat survey was required.

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:	2 October 2024

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