

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242243
Site Address:	Handpost, Basingstoke Road, Swallowfield, Wokingham, RG7 1PU
Expiry Date:	29 October 2024
Site Visit Date:	17 September 2024
Proposal: Householder application for the single storey side extension with roof light.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Countryside
Great Crested Newt Consultation Zone Householder

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Swallowfield Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
960863	Proposed full application for the erection of garage with flat roof over demolition of existing garage. Full application for the proposed demolition of existing garage and replacement of a two-storey annex ancillary to main dwelling.	Approve 15/01/1997

961416	Application for a certificate of lawfulness for the proposed addition of two roof lights to the north slope of the existing outbuilding.	Refused 30/07/1996
140808	Proposed full application for the erection of a single storey rear extension to the dwelling.	Approve 20/05/2014

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to condition
WBC Landscape and Trees – No objection
WBC Ecology – No objection subject to condition

External

None Consulted

REPRESENTATIONS

Parish/Town Council	The parish council commented stating they has no comments on this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site features a large, detached dwelling in Swallowfield. The immediate surrounding area is amongst the countryside and is characterized with other detached dwellings with large plots of land contributing to a diverse, spaced-out street scene. All surrounding dwellings benefit from large driveways and large rear gardens with various vegetation types creating an attractive and inviting streetscape.

The site is characterized by brickwork with a pitched roof formation of plain tiles and 3 chimneys. The property benefits from a gated gravel driveway offering space for multiple vehicles, which is separated from the highway by a tall brick wall and vegetation. The property is also complemented by a large garden area adorned with various types of vegetation. The rear of the dwelling offers a pond and tennis courts for leisure use as well as multiple outbuildings.

Proposal: This application proposes the erection of a single storey side extension to enlarge the existing utility room. The extension will measure approx. 4.7 meters in length, 2.7 meters in width and 2.7 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.

Principle - Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

The proposed rear extension represents a relatively minor addition that is proportionate to the existing dwelling and it would not have any adverse impact upon the countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area : The immediate street is very diverse, it is characterised by dwellings of different sizes, shapes and materials. The proposed side extension will be approx. 4.7 meters in length, 2.7 meters in width and 2.7 meters in height. External materials will be rendered to match the existing building, red facing brickwork will be used to match the original dwelling. A grey, flat membrane roof pitch to match the existing along with a roof light in the centre of the proposal, however the parapet of the existing roof will be lifted by 150mm to allow for insulation to be added. The existing timber door will be re-used to form an entrance to the extension and a new double-glazed mullioned window will be put in.

The Wokingham Borough Design Guide relays guidance for side extensions which includes:

- A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width
- Side extensions should not generally project forward of the building line on the street frontage(s).

The proposal does not project forward in front of the building line and there is a 6.52m gap between the extension and the site boundary therefore the proposal aligns with the BDG and is acceptable.

The site is well screened from the main road by a tall brick wall, gates and high vegetation therefore the proposal won't be visible from the immediate street. The proposal is modest in scale and form and would not negatively harm the street scene in accordance with CP3.

Neighbouring Amenity:

Overlooking:

The site is surrounded by a relatively tall brick wall and vegetation, therefore there are no concerns of overlooking.

Loss of Light:

Due to the development being single storey and hidden by the external boundary wall, there is no concern of loss of light to surrounding dwellings.

Overbearing:

As the proposed development is only single storey and the site is surrounded by a relatively tall brick wall and vegetation, therefore there are no concerns of overbearing.

Flooding and Drainage: The WBC Drainage Officer has no objection to the proposal subject to a condition requesting details of the drainage system for the site to be published and approved by the local planning authority.

From looking at the 'Flood Map for Planning' on the Government website, the site is located within Flood Zone 1 but as the development is under 1 hectare a flood risk assessment or details on the drainage system is not required for this application. Additionally, the proposed side extension will be on an area of existing hardstanding and therefore there will be no loss of permeable ground to accommodate the proposal. It is therefore considered unreasonable and excessively onerous to attach a condition requiring the submission of details of the drainage system for the site. Accordingly, the condition is not recommended.

Landscape and Trees: As the site is located within the countryside, the councils Landscape Officer has reviewed the proposals and confirmed that there was no objections or concerns to this development.

Ecology: The site is located amongst a Bat Roost Suitability Habitat and a Great Crested Newt Zone, however, as the existing dwelling has a flat lead-lined roof which has no accessible roof voids, there was no requirement of a bat survey to be undertaken.

The councils Ecology Officer was consulted and reviewed the proposals and concluded that while the application falls within an amber Impact Risk Zone for great crested newts, due to the small scale of the development it is considered unlikely that the great crested newt habitats will be impacted as a result of the proposed development.

There are no GCN concerns regarding this application however non-licensed avoidance measures detailed in the great crested newt statement supplied by the application should be followed.

The Councils Ecology Officer was satisfied with this great crested newt statement and recommend a compliance condition is used to secure the measures are complied with:

"The development hereby approved shall be implemented strictly in accordance with the measures stated in the supporting document: Great Crested Newt Statement.

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006."

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:	03 October 2024
Earliest date for decision:	24 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	03/10/24