

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242372
Site Address:	Marick, 10 Stockbury Close, Earley, Wokingham, RG6 5YL
Expiry Date:	11 November 2024
Site Visit Date:	25 October 2024
Proposal: Householder application for the proposed erection of a single storey front extension, front balcony, single storey rear extension, first floor rear extension, conversion of the existing attached garage into habitable accommodation, insertion of roof lights along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area

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 Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
021201	Proposed two storey side extension to dwelling.	09/12/2002

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No objection
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Proposed Works:

This application seeks permission for the proposed erection of a single storey front extension (1.6m x 6.5m) following demolition of the existing porch. The proposed erection of a first floor balcony to the front elevation. The proposed erection of a single storey rear extension (3.3m x 6.2m) to provide a new kitchen, and a first floor rear extension (3.3m x 3.6m) to provide an en-suite bathroom. Plus, conversion of the existing garage to create a storeroom, toilet and utility room, and insertion of a new side window.

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:

Single Storey Front Extension

The proposed single storey front extension will have a pitched roof joining to the host dwelling. The porch extension will comply with the Borough Design Guide (BDG) as the building is set well back from the street frontage and the porch will only project forward 1.6 metres from the building line. As such, it is deemed that the front extension poses no harm to the character of the area.

Front Balcony

The proposed front balcony would extend 1.2 metres from the front of the dwelling, but this would still be set back 0.7 metres from the front building line. Due to the small projection and subservient appearance of the balcony, it is deemed that it would have no significant impact on the host dwelling or that of the character of the area.

Single Storey Rear Extension

The proposed single storey rear extension adheres to R16 design principle within the BDG in relation to separation distances as the proposal is set approximately 1.5 metres from the boundary with the neighbouring property. The appropriate separation distance combined with the proportionate scale and unimposing design of the rear extension ensures that it will have an acceptable impact on the appearance of the dwelling and wider area. This element of the proposal is to the rear of the property where it would

only be partially visible from the public domain which further demonstrates that it poses no harm to the character of the area.

First Floor Rear Extension

The proposed first floor rear extension extends 3.3 metres from the rear of the dwelling, and it is set approximately 4.2 metres from the side boundary and no further than the southern elevation of the host property. The ridge height of the first floor extension is set down approximately 2 metres from the ridge height of the main roof and this ensures that the extension will appear as a subservient feature to the main dwelling. The proportionate scale and unimposing design of the rear extension ensures that it would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, this element of the proposal is to the rear of the property and would only be partially visible from the public domain and this further demonstrates that it poses no harm to the character of the area.

Garage Conversion

The proposed garage conversion and new side window to serve the toilet poses no harm to the character of the area.

Neighbouring Amenity:

Single Storey Front Extension

The proposed single storey front extension would extend 1.6 metres forward of the existing building line and would be single storey in nature. There are no windows proposed on the side of this extension and therefore there are no issues relating to overlooking or loss of light. The front extension is set 1.2 metres from the boundary with no. 8, and additionally the front extension does not extend beyond the building line of no. 8. Therefore, it is not considered that the front extension would have an overbearing effect.

Front Balcony

The proposed front balcony would project 1.2 metres from the front of the dwelling, but not forward of the main building line. Due to the balcony's location on the plot, it would not have an impact on neighbouring properties in terms of overbearing or loss of light impacts. Additionally, due to the application site's location in the close and the retention of a suitable front-to-front separation with No. 9 Stockbury Close (i.e. in excess of the 10m advocated with the Borough Design Guide), the proposed balcony would not introduce any overlooking concerns.

Single Storey Rear Extension

The proposed single storey rear extension would extend 3.3 metres from the rear of the dwelling and is single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a boundary. The proposed development is set 1.5 metres from the boundary with the neighbouring property, but an eaves height of 2.5 metres raises no concerns on neighbouring amenity grounds relating to the issue of overbearing.

First Floor Rear Extension

The proposed first floor rear extension is set away from the boundary with the neighbouring property and due to its location, it is not deemed that it would cause any overbearing or loss of light impacts on neighbouring properties. A condition is recommended to remove permitted development rights in the north elevation of the first floor rear extension to protect the amenities of No. 8 Stockbury Close. With regards to overlooking, the rear window on the extension would be facing towards no. 12, however, the window would be overlooking the front drive and parking area, and therefore it is not deemed that this extension would cause any significant overlooking concerns.

Garage Conversion

The proposed garage conversion poses no harm to neighbouring amenities. Additionally, the new side window to serve the toilet poses no overlooking concerns.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres in a generally accepted depth for private garden space. On this occasion the implementation of a rear extension measuring 3.3 metres in depth would result in a conflict with this guidance as the remaining garden length would be reduced to 7.9 metres. However, considering that the plot is approximately 14 metres wide, there would still be an appropriate amount of garden space to facilitate the development and it will not be detrimental to the enjoyment of the current and future occupiers.

Conclusion:

For the reasons the above the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB7, CT5
Officer recommended non-standard conditions: None
Consultee recommended conditions: None
Conditions agreed: Not required

RECOMMENDATION	
Recommendation:	Approve
Date:	5 November 2024
Earliest date for decision:	8 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	06/11/24