

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242380
Site Address:	39 St Patricks Avenue, Charvil, Wokingham, RG10 9RA
Expiry Date:	16 November 2024
Site Visit Date:	01/11/2024
Proposal: Householder application for the proposed single storey front extension and two storey rear extension with roof lights and balcony, alongside changes to existing fenestration, partial garage conversion and front garden paving.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- 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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Green Infrastructure – No comments received.
WBC Ecology Householder – No comments received.
WBC Sports Development (Places and Neighbourhoods) – No comments received.

External

Berkshire Archaeology – No objections, subject to conditions.

REPRESENTATIONS

Parish/Town Council	Charvil Parish Council - <i>notes that the application includes paving of the front garden and would like this to be permeable paving to reduce surface flooding. It also has some concerns about the Juliet balcony due to loss of privacy to the neighbouring property.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two-storey link detached house located in an established residential area that is characterised by detached and link detached properties set in discernible groupings which are distinguished by repeated house type. A number of properties have benefited from extensions to the front, side and rear of the property.

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 proposal includes a part single, part two-storey rear extension. While the two-storey element would sit slightly below the main roof ridge, it spans the entire rear elevation and extends 4 meters outward, making it inconsistent with the subservient addition guidelines in Section 4 of the BDG SPD. Despite this, the resulting built form would be similar to several nearby properties along the north and eastern side of St Patrick's Avenue. Furthermore, the rear extensions would not be clearly perceivable from the street scene and the characteristic green gap and Street scene rhythm would still be maintained. Consequently, the proposed rear extensions would not adversely impact the character of the area.

The proposed single storey front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient to the host dwelling and there are other examples of front porch extensions of various sizes and designs in the surrounding street scene. Consequently, it is considered that the proposal would have an acceptable impact on the character of the area.

The proposal also includes installing hardstanding within the front driveway to accommodate a parking space. The driveway area is well-landscaped, featuring boundary hedgerow and small trees and shrubs. Therefore, the inclusion of a small area of hardstanding for one parking space is not considered detrimental to the visual amenity of the area.

Neighbouring Amenity:

The submitted plans indicate that the proposed first-floor window on the west side elevation would be obscure glazed to minimise overlooking into the rear neighbouring garden and patio areas of no.37. A condition has been included to ensure this.

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement and would be positioned over 22 metres away from the primary function rooms of neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Charvil Parish Council has raised concerns about a potential loss of privacy to neighbouring properties due to the proposed Juliet balcony. However, as the Juliet balcony would not include a platform or allow access onto the roof of the ground-floor rear extension, any overlooking concerns would be minimal.

In terms of loss of light and overbearing, proposed extensions are suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The submitted site plan, showing three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Flooding and Drainage:

Charvil Parish Council has requested that the proposed paving of the front garden to accommodate a parking space incorporate permeable paving to help reduce surface flooding.

However, the proposed development is in Flood zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. A condition requiring permeable paving would be too onerous given the scale of the development, as the increase in hardstanding would be minimal. The remaining permeable land around the site is sufficient to avoid adversely impacting flood risk for the site and surrounding dwellings.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that border Rotherfield Avenue and Reading Road.

The supporting Preliminary bat roost assessment (Chase Ecology, August 2024, ref: CE4603) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be very low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

Archaeology

An Archaeology Officer on behalf of Berkshire Archaeology has reviewed this application and notes that this modest proposal is situated within an area of high archaeological potential, as indicated by Berkshire Archaeology's Historic Environment Record (HER). The site lies approximately 100 meters east of a Scheduled Monument cropmark complex, which includes a rectangular enclosure with an internal circle. Similar cropmark complexes, indicating probable significant prehistoric and Roman remains, are present nearby and suggest that the gravel terraces of the River Loddon were historically important for settlement, agriculture, and ceremonial activity.

Consequently, ground disturbance from the proposed development may damage archaeological remains. The Archaeology Officer has therefore recommended a programme of archaeological work and a Written Scheme of Investigation be conducted prior to commencement to mitigate potential impacts.

Policy TB25 of the MDD specifies that areas of high archaeological potential are indicated on the Policies Map, and in these areas, applicants must provide a detailed assessment of impacts on archaeological remains. The application site is not within an Archaeological Site or Archaeological Sites Consultation Zone; the nearest boundary of such a zone (St Patricks Recreation Ground) lies approximately 40 meters north of the application site.

The site and surrounding area consist of a suburban street developed without encroachment into undeveloped land. Given that the proposal relates to a householder extension, well-contained within the curtilage of the site, it is considered that a programme of archaeological work would be too onerous given the limited

extent of the development. Therefore, such a condition will not be required.

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:	Approval
Date:	4 November 2024
Earliest date for decision:	14 October 2024

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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	05.11.2024