

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242517
Site Address:	10 Russell Way, Winnersh, Wokingham, RG41 5SN
Expiry Date:	28 November 2024
Site Visit Date:	8 November 2024
Proposal: Householder application for the proposed erection of a single storey side extension and a garage conversion following the installation of roof lights.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
121314	Proposed erection of a two storey side extension to dwelling, with dormer window.	Approved: January 2013

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

Winnersh Parish Council	Would like to ensure the garage conversion has adequate and suitable sound proofing in place. <i>(Officer note: The noise impact of the development has been considered in the 'neighbouring amenity' section of this report)</i>
Ward Member(s)	No comments received
Neighbours	One letter received objecting to the proposed development on the following grounds: - Noise impact. - The proximity of the work on the party wall. - Overdevelopment.

APPRAISAL

Context: The application site is located within a residential area of Winnersh. This application seeks permission for the erection of a single storey side extension and the conversion of the existing garage.

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 seeks to make full use of the sites footprint, with the proposed extension protruding up to and along the western side boundary. As a result, the extension would be unusually shaped, being cut-off where the site runs adjacent to the nearby footpath. Despite this unique design, its single storey height and sufficient set back from the front elevation of the host dwelling would ensure a subservient and acceptable appearance.

Further to the above, the development would be screened by a dense and tall hedgerow that runs along the front and side boundaries of the site. While reliance upon landscaping to justify development is not generally acceptable, due to the transient and non-permanent nature of vegetation, in this instance, the extensions built form would be completely hidden from the public domain, thus having a reduced prominence within

the street scene. The proposed plans illustrate the retention of the hedge, thus providing confidence of the intention for the hedge to remain in situ.

The conversion of the existing garage is the less apparent component of the proposed scheme, with the only external alteration being the addition of the rooflight and the replacement of a rear window. These changes would not significantly impact the appearance of the property.

Overall, the proposal would have an acceptable impact on the character of the area and would comply with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The proposed works are limited to ground floor enlargements and/or alterations, such that there are no overlooking concerns associated with the scheme.

Loss of Light & Overbearing: The proposed works are both modest and sufficiently distant from neighbouring sites, thus appropriately mitigating any loss of light or overbearing impact.

Noise: A neighbouring resident has placed concern onto the potential noise impact of the garage conversion, with it being located adjacent to the shared boundary with No.8. The conversion would facilitate a breakfast dining area, a utility room and a store. These are all typical functions of a residential dwelling, and the level of noise generated from these rooms and their associated activities would not adversely impact the amenities of the nearby residents.

Other Matters: Further concern has been raised by a resident as to proximity of the proposed works to the shared boundary with No.8, and the impact on the party wall. As stated previously, the plans demonstrate no external works to the walling of the existing garage, but only include the installation of a rooflight and changes to fenestration. As such, the existing situation along the boundary is not changing.

Notwithstanding the above, whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, it should be noted that the granting of planning permission does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Highway Access and Parking Provision: Three driveway parking spaces can be provided within the application site by utilising the existing dropped crossing. While these spaces are slightly smaller than the recommended dimensions, this is considered acceptable for this instance. The proposed storage area will remain suitable for cycle storage, which is welcomed.

Ecology: A preliminary bat roost assessment was conducted as a result of the property being in an area that has potential for bat roosts. The conclusion of the survey was that there were evidence to indicate bats have roosted at the property or garage and there were no visible features on the building in which bats could access the building to roost. As such, additional surveys are not deemed necessary. An informative is

recommended to advise what measure should be undertaken if bat roosts are found in the building.

Conclusion: For all the above, the proposal is acceptable, and the application is 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:	15 November 2024
Earliest date for decision:	24 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	15 November 2024