

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242230
Site Address:	35a Danywern Drive, Winnersh, Wokingham, RG41 5NS
Expiry Date:	3 December 2024
Site Visit Date:	15 November 2024
Proposal: Householder application for the proposed erection of a two storey rear extension, extension of existing dormers, plus the erection of an outbuilding, following demolition of garage and part demolition of conservatory.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
010717	Proposed single storey rear extension to form conservatory and utility room plus side dormer extensions to dwelling.	Approved: August 2001

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection subject to a condition
WBC CIL – No comments
WBC Ecology Householder – No comments

External
None

REPRESENTATIONS	
Winnersh Parish Council	No observations
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Context: The application site is located within a residential area of Winnersh. This application seeks permission for the erection of a two-storey rear extension, the enlargement of two existing dormer features, plus the erection of a detached outbuilding. 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: Danywern Drive is characterised by its architectural diversity. A mixture of boundary types frames a great variety of dwellings, which all express a range of materials, including brick, render, tiles and both white and brown window frames. All the properties have experienced development at different rates and in different ways. Design features such as front gables, box dormers and large two storey extensions can all be observed within the street scene. This mixed character works in favour of the proposal, as there are no prevailing design principles that the dwelling is constrained by. Nonetheless, the scheme must demonstrate that it is of a high-quality design, as increasingly emphasised through national and local policy. With regard to the rear extension, the majority of the development is contained within the existing footprint of the dwelling, with the ground floor component replacing the existing conservatory. The first-floor extension would be the more apparent element of the scheme, however, this seeks to continue the architectural form of the existing building, which is considered a sensible design solution in this instance. The cumulative increase in scale would not be excessive, owing to the size of the host dwelling and neighbouring properties.

Despite the extension of the existing dormer features, in which they would span across the entire width of the extended property, it is not considered that these would appear as overly imposing in relation to the host dwelling. They would comply with the guidance contained within the Borough Design Guide, which states that *“Dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof”*.

The proposed outbuilding would be located within the same location as the existing garage. It would be a slightly larger structure, however, it would not have a significant street presence, owing to its position to the rear of the property. This would sufficiently mitigate its impact on wider character.

The outbuilding would facilitate a guest room and associated shower room, which would be used by visitors and family. Due to the size and location of the outbuilding combined with lack of independent facilities, it is unlikely to be used as a separate residential unit, however, a condition has been included to ensure it remains used in conjunction with the host property.

Overall, the proposed scheme would have an acceptable impact on the character of the area and is compliant with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

The changes to the host dwelling do not involve the addition of fenestration to the side profiles of the property. As for the first-floor rear windows on the extended dwelling, the outlook from these would not be significantly different from the existing fenestration. In any case, these windows would provide only oblique views of neighbouring sites, which this would not result in direct overlooking.

As stated previously, the increase in mass resulting from the rear extension would be contained within the footprint of the existing dwelling. The extended sections of the property would therefore retain sufficient separation from neighbouring sites, thus mitigating any potential loss of light or overbearing impact.

The proposed outbuilding would slightly increase the scale of development along the shared boundary with No.35, however, given the presence of the existing garage, the added impact for the neighbouring site would be negligible.

Highway Access and Parking Provision: The numbers of habitable rooms would remain unchanged following the proposed works. As the existing garage does not fully meet the Council’s requirement for car parking in terms of its size, there would be no loss of parking spaces. It is therefore expected that there would be no additional demand for car parking and no reduction in parking provision. On this basis, no objection has been raised by WBC Highways.

Flooding and Drainage: No objection has been raised by WBC Drainage.

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 the building has negligible habitat value for roosting bats, hence 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:	25 November 2024
Earliest date for decision:	29 October 2024

Conditions agreed:	Not required
Recommendation:	Approve
Date:	25 November 2024
Earliest date for decision:	29 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	26 November 2024