

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243004
Site Address:	14 Wheeler Avenue, Wokingham, RG40 5AH
Expiry Date:	22 January 2025
Site Visit Date:	07/01/2025
Proposal: Householder application for the proposed erection of a single storey rear infill extension, partial conversion of the existing detached garage with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Thames Basin Heaths SPA Mitigation Zones
- Great Crested Newt Consultation Zone Minor

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
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 Highways – No objections, subject to a condition.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached properties set in discernible groupings which are distinguished by repeated house type.

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 involves the erection of a single-storey rear and side extension, which would project approximately 2 metres from the rear elevation, aligning with the rearmost protruding element of the existing dwelling. The extension would adjoin the existing side garage, thereby linking the main dwelling to the garage. While this alteration would modify the overall built form of the property and be perceptible from the public realm, it would not appear out of place or overly prominent within the street

scene.

There are several link detached properties along Wheeler Avenue with similar front façades, providing a degree of precedent for the proposed design. Furthermore, the extension would be modest in height, depth, and overall design, integrating well with the existing rear projection. Consequently, the proposal is considered to respect the character and appearance of the area and would not result in any adverse impact.

The proposal also includes the partial conversion of the existing double side garage, involving the removal of one garage door to be replaced with a set of windows on the front elevation. This alteration would not appear out of place within the street scene, given the variety of architectural styles along this road. However, it is acknowledged that side garages, including garage doors, are a characteristic feature of the area.

In this case, one garage door would be retained, and the proposed windows have been designed to reflect the style and proportions of the existing fenestration. This approach preserves the character of the existing dwelling and ensures the development remains modest in scale. Overall, the proposal would not have an adverse impact on the character of the area.

Neighbouring Amenity:

The views offered from the fenestration proposed on the front elevation would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise. With regard to the new ground floor rear windows, the existing boundary fencing is of sufficient height to mitigate any potential overlooking concerns.

The proposed rear extension is appropriately positioned and of modest proportions, ensuring it does not result in any unreasonable overbearing impact or loss of light.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the 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, the Highways Officer raises no objections to the proposed development, subject to a condition which ensures that the proposed parking spaces are maintained for the parking of vehicles at all times. A suitable condition will be attached to any approval.

Amenity Space:

The proposed extension would have a negligible impact on the existing rear amenity space. The remaining garden area would still be sufficient to accommodate activities such as sitting, playing, drying clothes, and providing outdoor storage. As such, the proposal would not detract from the enjoyment of the property for current or future occupiers.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Preliminary Roost Assessment (Arbtech, November 2024) found no

evidence of bats during the internal and external inspections of the property or detached garage and concludes that the potential for roosting bats is deemed to be unlikely. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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:	8 January 2025
Earliest date for decision:	19 December 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.01.2024