

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242848
Site Address:	51a Hurst Road, Twyford, Wokingham, RG10 0AH
Expiry Date:	21 January 2025
Site Visit Date:	6 December 2024
Proposal: Householder application for the demolition of the existing porch and erection of new porch plus internal alternations.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location
Green Routes and Riverside Paths Consultation Zone

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 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 TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
980999	Proposed Single Storey Rear Extension to Dwelling to Form Conservatory	Approve 9 th March 1999

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning
WBC Landscape and Trees

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is located on Hurst Road within the residential neighbourhood of Twyford. The street scene comprises detached and semi-detached two storey dwellings of varying designs and ages. Hurst Road is on Green Route. Boundary treatments are varied, and some properties have open plan front gardens whilst others have hedges and brick walls. The application site is a 1960's detached dwelling with a double garage, a large front garden and driveway enclosed by a tall hedge.

Proposal

The proposal is for the erection of new porch plus internal alternations following demolition of the existing porch. The proposed porch will measure 2m by 3m and be 3.4m in height to the top of the pitch roof. It will extend 1m further forward of the principal elevation compared to the existing porch and be 0.6m wider. The overall height will not increase, and the fenestration will be of a similar design to the existing. The internal alterations are to reconfigure the internal ground floor space for the kitchen, living room and dining room.

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:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.

- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- Front extensions should not project significantly forward of the building line.

The proposed front porch will extend forward of the original building line by 1 metre and will not be overly prominent when viewed from the street. The roof height of the proposed porch will be the same as the existing porch. Moreover, the building rhythm along the street is already varied and the immediate neighbouring property at no.51 Hurst Road has a large porch extension. Overall, the impact of the development on the character of the local area would be acceptable in relation to policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The windows either side of the porch do not face directly on to neighbouring properties and there are no concerns related to overlooking.

Loss of Light and Overbearing: The front porch extension does not face directly onto immediate neighbouring properties and there are no concerns related to loss of light or overlooking.

Landscape and Trees:

This development would be located on a designated Green Route. Policy CC03 of the Wokingham Borough Local Plan states that development proposals for Green Routes and Green Route Enhancement Areas should protect and enhance the Borough's Green Infrastructure Networks.

Landscape and Tree Officer Comments: The site is on a Green Route Enhancement Area featuring houses of a variety of styles and ages, many of which have been altered over time. There are no trees of note that will be impacted by the built form. The addition is subordinate, respects the building line and uses existing and complementary external materials. Overall, the application appears to comply with policy.

Ecology: The site is located within a Bat Roost Habitat Suitability Area. A bat survey wasn't submitted, however as the development does not involve works to the main roof, a survey isn't deemed necessary in this case.

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:	Yes
Recommendation:	Approve
Date:	15 January 2025
Earliest date for decision:	18 December 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	15/01/25