

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243049
Site Address:	33 Orchard Estate, Twyford, Wokingham, RG10 9LA
Expiry Date:	28 January 2025
Site Visit Date:	10 January 2025
Proposal: Householder application for proposed single storey rear extension following the demolition of the existing conservatory, and fenestration changes.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Twyford)
Landscape Character Assessment Area – Wargrave-Twyford Arable Chalk Lowlands
Bat Roost Habitat Suitability
Great Crested Newt Consultation Zone Householder

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2004/2562	Proposed single storey rear extension to dwelling to form conservatory.	C/A – 23/11/2004
42668	Two storey side extension and single storey rear extension.	C/A – 13/05/1994

CONSULTATION RESPONSES

Internal

WBC Highways: No comment
WBC Ecology Newts: No objection subject to condition

WBC Ecology: No objection subject to informative

External

None consulted

REPRESENTATIONS

Twyford Parish Council	No comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a semi-detached dwellinghouse on the Orchard Estate Development in Twyford. The site benefits from previous alterations and additions including a two storey side extension and a conservatory at the rear.

Proposal:

This application proposes the erection of a single storey rear extension following of the demolition of the existing conservatory, plus the insertion of 1no. rooflight in the existing roof at the rear. The proposed extension would have a pitched roof form at a total ridge height of approximately 3.75m, depth of 3.3m and width of 5.4m and would not project beyond the existing rear building line.

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.

Design and Character of the Area:

Orchard Estate is characterised by a mix of dwelling types with several examples of later additions visible from the street scene. The proposal is fairly modest in terms of its size and scale, with an appropriate ridge and eaves height it would not enlarge the footprint of the existing dwelling and would respect the existing rear building line. Therefore, the proposal would not add significant bulk to the host dwelling.

The proposed pitched roof would complement the main roof form while the visual impact of the scheme would be further mitigated by the use of matching external materials to the existing dwelling. The proposed rooflights are in keeping with the existing fenestration and would therefore have a neutral visual impact. Moreover, due

to its position at the rear the proposal would not be visible at the rear. Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Overlooking: Due to the single storey nature of the proposal, with no direct overlooking impact from the proposed rooflights on the flank elevation, there are no concerns in relation to potential overlooking impact.

Loss of Light and Overbearing: While the proposal would be sited in close proximity to the side boundary shared with the adjoining semi (No.34 Orchard Estate), due to it being set slightly set in from the boundary, its modest eaves height and appropriate pitched roof form the proposal would sufficiently mitigate any potential effect on the amenity of the adjacent neighbour in terms of potential loss of light or overbearing impact. Moreover, the proposal would not mark a significant change in the existing relationship due to it being sited in the same position as the existing conservatory.

Overall, the proposal would not introduce any adverse harm on the amenity of neighbouring properties in accordance with Core Strategy policy CP3.

Ecology:

The site falls within an identified bat roost habitat suitability area and a red impact risk zone for Great Crested Newts (GCN), a highly suitable habitat for GCN. The Council's Ecology Officers have reviewed the submitted Preliminary Roost Assessment and Great Crested Newt Statement (John Newman Ecological Consultancy) and agreed with the conclusions that the proposal would very unlikely have a direct impact on both protected species, subject to the proposed GCN avoidance measures being secured by condition.

Other:

The proposal would not impact on the site's existing parking provision or on any existing soft landscape features.

Subject to conditions, the application is acceptable and is therefore 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 January 2025
Earliest date for decision:	26 December 2024

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