

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241970
Site Address:	25 Amberley Drive, Twyford, Wokingham, RG10 9BX
Expiry Date:	30 September 2024
Site Visit Date:	10 September 2024
Proposal: Householder application for proposed single storey rear and front extensions following demolition of the existing conservatory, plus fenestration changes.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Twyford)
Ground Water Zones
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
84/64	Semi-detached house & garage.	C/A – 22/05/1964

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	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 dwelling on a 1960s residential development to the north of Twyford Village centre. The site benefits from a detached single garage to the rear of the main dwelling, with parking to the side and a grassed area to the front. A later conservatory addition has previously expanded the site's footprint.

Proposal:

This application proposes the erection of a single storey front extension and single storey rear extension, plus fenestration changes, following the demolition of the existing conservatory. The proposed front extension is relatively modest in terms of its size and scale, with a width of approximately 2.5m and ridge height of 3.15 it would project beyond the existing front elevation by approximately 1.45m.

The proposed rear extension would replace the existing conservatory and extend across the full width of the host dwelling, projecting beyond the existing rear building line by approximately 1.6m with a total depth of 4.6m. In keeping with the existing conservatory, it would have a pitched roof form at a total height of approximately 3.5m and eaves height of 2.5m.

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:

Amberley Drive has a varied street scene with several examples of front extensions visible which differ considerably in terms of size and form. This part of the street has a staggered building line with the application site and the adjoining semi sitting forward of Nos. 21/23 and behind Nos. 29/31.

The proposed front extension is fairly modest in terms of its size and scale and would be in keeping with various examples on the street scene. Its depth would respect the staggered building line by remaining set back from the building line of Nos. 29/31. Moreover, the proposed mono-pitched roof form would complement the main gable roof form and the proposed external materials would be in keeping with the existing.

While the proposed rear extension would further enlarge the footprint of the host dwelling, it would not encroach significantly beyond the existing rear building line while its total footprint is not dissimilar from other examples of rear extensions within the wider area. Moreover, the extension would not add significant bulk to the host dwelling due to its appropriate pitched roof form and restricted eaves height, and it would not be visible from the street scene.

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 and CP3.

Neighbouring Amenity:

Overlooking: Due to the single storey nature of the proposal, there are concerns relating to potential overlooking impact.

Loss of Light and Overbearing: Due to the single storey front extension being set well in from the site's side boundaries there are no concerns relating to the potential loss of light or overbearing impact.

While the proposed rear extension would be sited in very close proximity to the side boundary shared with the adjoining semi (No.27), due to it being set slightly in from the boundary, its modest eaves height and pitched roof form, the proposal would sufficiently mitigate any potential effect on the amenity of the adjoining neighbour in terms of loss of light or overbearing impact. Moreover, the proposal would not encroach significantly beyond the existing shared rear building line of the semis.

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

Highway Access and Parking Provision:

The proposal would not impact the site's existing off-road parking provision or introduce any additional habitable rooms. As such, the Council's Highways Officer has raised no objection.

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:	23 September 2024
Earliest date for decision:	27 August 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	24/09/24