

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242890
Site Address:	31 Wiltshire Road, Wokingham, Wokingham, RG40 1TS
Expiry Date:	16 January 2025
Site Visit Date:	Recent site visit for application 241248 (27/06/2024)
Proposal: Householder application for the proposed erection of a new front porch, two storey side and a single storey side extension with installation of roof lights, 2nd dormer windows to the front elevation, changes to fenestration, replacement roof to the existing single storey rear extension, and new front boundary wall and entrance gate.	

PLANNING CONSTRAINTS/STATUS

Major Development Location of Wokingham
Water Utility Consultation Zones
Contaminated Land Consultation Zone
Heathrow Aerodrome Consultation Zone
Surface Water Nitrate Vulnerable Zone
Tree Preservation Orders – TPO-086D-1975 – 2 trees along the front (western) boundary
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones – 5 – 7km zone
Green Routes
Flood Zone 1

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Joint Minerals	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

and Waste Plan (JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
242608	Application for submission of details to comply with the following conditions of planning consent 231222 dated 25/07/2023. Condition 3 relates to tree protection and condition 4 to landscaping.	Approved 06/11/2024
241987	Full application for the proposed change of use of the existing building to 1 no. dwelling, plus the erection of a two storey side extension following demolition of existing sheds, erection of a single storey side extension with 1 no. lantern rooflight, installation of 2 no. front dormer windows and a replacement flat roof over the single storey rear structure with 1 no. lantern rooflight, erection of a front porch canopy, changes to fenestration and associated landscaping and boundary treatments.	Withdrawn 02/09/2024
231222	Full application for the proposed change of use of building to residential dwelling, with associated landscaping works	Approved 25/07/2023
F/2004/1376	Proposed two storey side and front extensions to orthodontist surgery with removal of existing rear extension plus front bay window alterations and ramped access. Plus change of use of class C3 dwelling to class D1 surgery	Approved 02/06/2004
F/2001/5446	Proposed erection of one dwelling and replacement garage (Amendment to consent F/2000/2558)	Approved 04/03/2002
F/2000/2558	Proposed erection of one detached dwelling and erection of replacement garage to no. 33 Wiltshire Road	Approved 21/05/2001

There is an extensive planning history prior to 2000, however not relevant for this application.

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection subject to condition

WBC CIL – Not CIL liable
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 comprises of an existing two storey building that was previously used as a dental practice, and has recent planning permission granted for its change of use to a residential dwelling (LPA Ref. 231222). Extensive hardstanding covers the front of the building and it is used for parking. Mature trees occupy the western and southern boundaries, 2 of which are protected by a tree preservation order. A previous application was withdrawn as the change of use had not been implemented. A Covering Letter from the applicant (homeowner) has been submitted in support of the application, explaining they have been living in the property for over 7 weeks and have arranged with the Government's Valuation Office Agency to switch from the previous business rate classification to a residential/domestic rate classification. Photographic evidence have been also provided showing living accommodation in one part of the building, including living area, kitchenette, bedroom and bathroom. In addition, all pre-commencement conditions of application Ref. 231222 for the change of use have been already discharged under application Ref. 242608. On this basis, the Local Planning Authority is satisfied that the change of use has been implemented and the property is now a residential dwelling. Proposal: Planning permission is sought for modifications to the existing house, to include a two storey side extension, an additional single storey side extension along with 2No dormers to the front elevation, replacing the roof to the existing single storey rear extension, the erection of a single storey front porch, changes to fenestration and new front boundary wall and entrance gate. 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 site is located on and accessed from Wiltshire Road, a Green Route which is characterised by mature trees within front gardens adjacent to the road, many of which are protected by TPOs. Dwellings in the immediate neighbourhood comprise of single storey bungalows and two storey houses of varying designs.

The proposed two storey side extension would be set back from the main building line of the property, and set down from the main roof ridge line of the building, giving it the appearance of a clearly subservient addition, in accordance with the Borough Design Guide recommendations.

The proposed dormers on the front elevation would be similar to the existing dormer with the use of gable roofs, complimentary to the style of the building.

The proposed single storey side extension would have a flat roof, however this extension would be less visible from the public realm, being located to the southern part of the building, considerably set back from the street frontage and screened by the existing vegetation to the front of the plot.

The proposed new entrance gate and high close boarded timber fence to be erected on top of the existing low front boundary brick wall are also considered acceptable. The site visit confirmed a very similar boundary treatment (see fig. 1 below) to the front of the plot on the adjoining property no. 29 Wiltshire Road (Ashbury House), so that the proposal would not appear out of character within the street scene.



Fig. 1: External boundary treatment at no. 29 Wiltshire Road, Wokingham

Overall, the proposed additions are subservient, use complementary/existing style external materials and so will not be out of keeping in the street scene.

Neighbouring Amenity:

The proposed two storey side extension would be set in from the shared side boundary to the north by approximately 1.7m, and with a separation distance of circa 13.7m between the side of the two storey extension and the nearest neighbouring dwelling side wall to the north (no. 33 Wiltshire Road), so that it would not result in any overbearing or overshadowing impacts upon habitable rooms of this neighbouring property. It is noted that no. 33 has a detached garage located in their front garden and close to the side boundary with the application site, which is currently used as habitable accommodation. However, the site visit confirmed this structure has no windows on its side wall facing the application site, and given the ample separation distance between the proposed extension and this structure, it is not considered there would be any negative impact upon this habitable space.

The new first floor window on the north side elevation of the proposed two storey extension would serve a dressing room and can be conditioned to be obscure glass/partially fitted.

Highway Access and Parking Provision:

There are no changes proposed to the existing access, albeit the new sliding entrance gate with brick piers either side. As the proposed gate has been offset from the edge of the carriageway, the WBC Highways Officer indicates that no impacts on the public highways and the visibility splays are expected, which are acceptable. Likewise, the proposed front high timber fence is to be erected on top of the existing front boundary wall, so as to not lead to any highway safety concerns.

Three driveway parking of dimensions circa. 4.8m x 2.5m are proposed in the block plan. The overall space of driveway within the red line will be sufficient for parking and turning, which is acceptable.

Despite garage is not essential for complying with the council's parking standards, the 6.1m x 5.8m garage will be sufficient to parking one car, providing an additional 0.5 allocated parking space.

The proposed garage is of suitable dimensions for cycle storage, which is acceptable.

Landscape and Trees:

The submission is accompanied by a Tree Survey and Arboricultural Impact Assessment (AIA) GHA/DS/160778:24, dated 17.5.24, as well as an Arboricultural Method Statement to BS5837:2012 (GHA/MS/160778:24 dated 5.7.24), tree protection plan and a landscape plan 8.5.24 BW1-01163813. The information demonstrates that the trees and shrubs on site have been satisfactorily taken into consideration regarding the garden and boundary changes. Mitigation for the impacts to trees has been provided in the AMS. As such, subject to a compliance condition for the protection of trees, the WBC Trees & Landscape Officer has raised no objections to the proposed development.

Likewise, there are publicly visible boundary and front of plot changes with TPO tree considerations (dealt with in the AMS) and the property is on a Green Route, but there is an acceptable landscaping submission.

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 CIL team were consulted on the application: We have received the above CIL consultation; as it stands the application is not CIL liable, but the total net increase is 95.86sqm nearly reaching the 100sqm threshold and therefore if any amended plans that are submitted which might increase the size, please do let us know as we may need to remeasure and officially respond if over 100sqm of floorspace. Any householder extension over 100sqm would be liable for CIL.

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:	13 December 2024
Earliest date for decision:	12 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	13 December 2024.