

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242590
Site Address:	6 Ridgeway, Wargrave, Wokingham, RG10 8AS
Expiry Date:	5 February 2025
Site Visit Date:	7 January 2025
Proposal: Householder application for the proposed erection of a single storey front and rear extension and a two storey side extension with installation of dormer windows and roof lights following a part garage conversion and changes to existing fenestration.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location – Wargrave
Landscape Character Assessment Area – Wargrave-Twyford Arable Chalk Lowlands
Bat Roost Habitat Suitability

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
30441	Two storey side extension and single storey side extension to form double garage.	C/A – 12/06/1988
101/70	Detached house	C/A – 25/10/1970

CONSULTATION RESPONSES

Internal
WBC Highways: No objection WBC Ecology: No comments received
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Wargrave Parish Council raised no objections.
Ward Member(s)	No comments received
Neighbours	1 comment received objecting on the following grounds: - The rear wall of the two storey extension would appear to replace the current boundary wall, believed to fall outside of the applicant's ownership and would have an adverse impact on the appearance of No.8 Ridgeway. <i>Officer's Comment: This was addressed through the submission of revised plans, see the 'Proposal' section of the report below.</i> - The side wall of the two storey extension would be right on the boundary, result in the loss of hedging, and have an adverse impact on the appearance of No.8 Ridgeway and the street. <i>Officer's Comment: This was addressed through the submission of revised plans, see the 'Proposal' section of the report below.</i> - Disruption during the building works including access to the adjoining neighbour. <i>Officer's Comment: This is not a material planning consideration. An informative is recommended to remind the applicant of their obligations under the Party Wall etc. Act 1996.</i>

APPRAISAL
Site Description: The application site is a detached two storey dwellinghouse located within a 1960s residential development in Wargrave. The dwelling sits on a row of 4no. detached dwellings which front the street scene, with a considerable gap between Nos. 6 & 10 Ridgeway due to the siting of No.8 well back from the principal building line. The site benefits from previous alterations and additions. Proposal: This application proposes the erection of a part first floor, part two storey side extension, single storey front porch extension, single storey rear extension, a part garage conversion to create additional habitable accommodation and fenestration changes. The proposed side extension would effectively enlarge the footprint of the existing attached garage and create first floor habitable accommodation above, with a total width of approximately 6.45m at first floor level and ridge height of 6.75m. Following

discussions with the applicant, revised plans were submitted which reduced the width and depth of the extension by approximately 0.4m to bring it in from the boundaries of the site and retain the existing boundary wall.

The proposed rear extension would infill an existing patio area and would not project beyond the existing rear building line, with a flat roof form at a total height of approximately 3.25m. The proposed front extension would comprise a relatively modest enlargement of the existing porch canopy and the addition of a mono-pitched roof across the frontage of the main dwelling.

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:

While consisting of predominantly detached two storey dwellinghouses, Ridgeway and the surrounding estate is considerably varied in terms of architectural style, features, roof forms and rendering. There are numerous examples of later additions including first floor and two storey side/rear extensions. Due to the site's existing relationship with No. 8 Ridgeway to the rear of the site, there is a considerable gap between the main dwelling and its closest neighbour to the south-west (No.10 Ridgeway).

While the proposed first floor/two storey side extension would be sited in very close proximity to the site's south-western boundary, contrary to the advice set out in the Borough Design Guide (BDG), due to the existing relationship with Nos. 8 & 10 adjacent the increased bulk would not have an adverse effect on the rhythm of the street scene. The proposal would retain a circa. 8.75m separation distance from No.10 which is consistent with the planned gaps on the immediate street scene and the wider estate.

Following discussions with the applicant, revised plans have been submitted which demonstrate that the side extension would be stepped in from the existing boundary wall. This adequately addresses the site's existing relationship with the driveway serving No.8 Ridgeway and the proposal would not be visually overbearing in this respect. The separation would also allow sufficient space for planting to further soften the visual impact of the scheme. It is also noted that there are several examples of first floor side extensions within the estate which go right up to the boundary including No.7 Ridgeway opposite.

The proposed single storey rear extension would not add significant bulk to the host dwelling due to its appropriate depth, which would not project beyond the existing rear building line, width and flat roof form. The proposed front extension would respect the principal building while the proposed porch canopy would be a fairly modest addition to the site's frontage. The proposed mono-pitched roof form across the frontage would be in keeping with several neighbouring examples on the immediate street scene including No.17 Ridgeway opposite and would therefore remain in keeping with the mixed character of the area.

While it is acknowledged that the site benefits from previous additions, and the proposal would further enlarge the existing floorspace, due to the size of the plot it is not conserved that the proposal is synonymous with overdevelopment. The total size of the dwelling following the development would not be out of character with similarly sized dwellings within the surrounding estate. Moreover, the proposal is well designed in respect of its subservient features and the proposed use of matching external materials to the existing would further mitigate the visual impact of the scheme.

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 shape of the residential plot of No.8 Ridgeway adjacent, the site has a fairly unique relationship with the shared boundary with the existing garage sited in very close proximity to the driveway fronting No.8. To mitigate any potential overlooking opportunities onto the private amenity area to the east of the adjoining property only rooflights are proposed on the rear elevation which is acceptable. There are no overlooking concerns in respect of the proposed single storey additions.

Loss of Light and Overbearing: Due to the existing relationship with Nos. 8 & 10 Ridgeway and the retained separation distance of circa. 8.75m from the flank elevation of No.10 the proposal would not introduce any adverse harm on the amenity of neighbouring properties in terms of overbearing or loss of light impact.

Overall, any potential harm on neighbouring amenities has been sufficiently mitigated, prohibiting any additional harm over and above the existing level of amenity. The proposal is therefore compliant with Core Strategy policy CP3.

Ecology:

The site's location falls within an area where bat roosts have previously been identified. The applicant has submitted a Preliminary Roost Assessment in support of the application which concludes that there are two potential bat roost features within the existing dwelling, however these are located towards the north-eastern end of the dwelling. There are no potential bat roost features located on the opposite end of the dwelling where the proposed side extension would be constructed, therefore the potential roost features will not be impacted during the works and will be retained unchanged in the long-term.

The proposal has adequately demonstrated that there would be no harm to protected species as a result of the development and no further surveys are required for the assessment of this application. An informative is recommended to remind the applicant of their duties in the unlikely event that bats are encountered during the works.

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:	5 February 2025
Earliest date for decision:	4 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	5 February 2025