

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241938
Site Address:	103 Church Road, Earley, Wokingham, RG6 1HG
Expiry Date:	4 October 2024
Site Visit Date:	14 August 2024
Proposal: Householder application for the erection of a single storey rear extension with modifications to the existing single storey roof plus changes to fenestration. (Part retrospective)	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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
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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
232887	Householder application for the proposed single storey side extension along with changes to fenestration.	Approved 05/02/24
240611	Application for submission of details to comply	Approved

	with the following condition of planning consent 232887 dated 05/02/2024. Condition 5 Protection of trees.	03/07/24
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CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Trees & Landscape: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: ETC raises no objection to this application subject to WBC imposing the following condition that those conditions attached to 232887 are also attached to this approval, in particular: The extension as hereby approved shall be used as ancillary accommodation to the main dwelling house and shall not be used, sold or sub-let as separate dwellings. Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08. Officer response: Conditions 1,2,3,4 & 6 of 232887 will be implemented as part of the current application decision notice, which includes the above condition recommend by ETC. However, condition 5 (protection of trees) is no longer required. See Landscape and Trees section for more detail.
Ward Member(s)	No comments received
Neighbours	105 Church Road: - As described in the application document PP-13273709, this application is for minor amendments to previous approved application 232887 for construction of single storey extension (with drawings 22-1468 D01-5, revision 11 pertaining). As such all conditions 1-6 from approval 232887 must carry forward and be referenced as conditions to any approval of this revised application. - Despite this planning application stating that walls are

	to be rendered, the walls have been built in brick as per the approved application 232887 and our neighbours have confirmed that there is not an intention to amend any exterior finish to render. 3. We have no objection to the new double-glazed window in the front elevation. Officer response: 1. Conditions 1,2,3,4 & 6 of 232887 will be implemented as part of the current application decision notice. However, condition 5 (protection of trees) is no longer required. See Landscape and Trees section for more detail. 2. Whilst true, this alteration is not harmful and would not lead to impacts upon the character or neighbouring amenities. 3. Noted.
Other	Mr William Luck: Can the applicant demonstrate that proposed side door has sufficient width of access for pedestrians without having to walk sideways? Is this access actually required with internal access from the host dwelling? The changes to the roof of the extension, referred to in the description, are not obvious from the drawings can the applicant highlight these. Applicant/Agent response: When the case officer carried out a site visit, there was sufficient width of access for pedestrians without having to walk sideways. The door has an opening of 800mm door size 900mm height 1900mm. The door is to be used as fire exit only. The changes to the roof are at the rear only and it is a flat roof instead of a (not sufficient) pitched roof. No amendments were made to the roof, they are as of original drawings

APPRAISAL

Site Description: Two storey detached 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.

Character of the Area: The pitched/flat roof single storey side extension will be approx. 12.23m in length, 3.26m in width and 3.60m in height. It also includes 1 rooflight, 2 side windows on the north side elevation as well as a door & window to the rear.

The difference from 232887 is that the garage door was kept, however under the current application the garage door will be replaced by a window. The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground floor window along Church Road, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy. Furthermore, to the front of the site there is a gate which would screen the window when the gate is closed.

The BDG states that *“side extensions should not generally project forward of the building line on the street frontage”* and *“a gap should be retained between the building line and the site boundary and this should be a minimum of 1m in width”*. The side extension does not project forward of the building line. However, the separation distance between the flank wall and the site boundary of no.105 is approx. 0.15m, which does not comply with the BDG.

However, the extension is clearly subservient to the host dwelling and would not adversely impact the character of the area. The dwelling is set significant back from the adjacent footpath, and the impact of the extension would be minimal from the public domain.

The walls are to be brick cavity to match existing, flat membrane roof with tiles to match existing and windows to match the existing which is in keeping with the current characteristic of the dwelling. The proposal maintains the roof and the gap (and the walls) in the existing garage.

The proposal does have the potential to be used as a separate unit of accommodation. The side extension does include a new bedroom, an en-suite and utility room with a separate front entrance. This would be out of keeping with the pattern of development in the area and is not supported. An *“ancillary condition”* has been included as part of the decision which states *“The extension as hereby approved shall be used as ancillary accommodation to the main dwelling house and*

shall not be used, sold or sub-let as separate dwellings”.

The plans leaves the existing garage wall and roof as is and with a larger gap to the boundary and maintains the roof and the gap (and the walls) in the existing garage.

Neighbouring Amenity: The scheme would add additional window at the front of the property. The proposed window overlooks onto the street scene, with no dwelling opposite and overlooks onto amenity land. Therefore, this introduction would not result in harmful overlooking.

On the north side elevation facing no.105, the proposal includes adding a bedroom and en-suite window. The bedroom window would be screened by no.105 garage, thus preventing overlooking. As stated on the proposed ground floor plan and proposed elevation, the en-suite window will be conditioned obscured glazed to mitigate overlooking. Furthermore, the separation distance from the flank wall of the side extension to the flank wall of no.105 main dwelling is over 8m. The existing fence would also somewhat screen the new side windows.

The inclusion of the rear window and door would not result in harmful overlooking.

As the extension is only single storey it would not be overbearing or result in harmful loss of light.

Landscape and Trees: The site is located on a road featuring properties which have been altered over time, set against a modest green backdrop of garden trees/shrubs. The north boundary of the plot is impacted by low canopied, third-party trees.

Due to their size, pruning regime and location no trees of high public amenity value will be impacted by the proposed built form.

Under the previous application, the officer requested for a Protection of trees. Subsequently a discharge of condition application has been submitted (ref:240611) and condition 5- Protection of trees has been approved and discharged. The development has commenced and the application is submitted retrospectively therefore the tree protection measures are not required.

Therefore, the requirement of this condition is not needed given there are no changes to the footprint of the proposal, only the removal of the garage door for a window.

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:	24 September 2024
Earliest date for decision:	31 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	25 September 2024