

242775
DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242775
Site Address:	15 Dark Lane, Wargrave, Wokingham, RG10 8JU
Expiry Date:	31 December 2024
Site Visit Date:	15 November 2024
Proposal: Householder application for proposed first floor rear extension with flat and parapet roof following the removal of the current glass structure.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Modest Development Location - Wargrave
Tree Preservation Orders
Ordinary Watercourses Consultation Zone

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 CC09 – Development and Flood Risk 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
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection

WBC Landscape and Trees – No objection
WBC Ecology – No objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council has no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a two-storey detached dwelling in Wargrave. The site is located on a country style, single lane road. The immediate surrounding area is characterised by large, detached dwellings on large plots of land. Dwellings are set back from the highway by long driveways and are majorly shaded by large greenery, providing extra privacy to these dwellings.

The site is set well back from the highway by its expansive, gravelled driveway. Wooden fencing, large trees and bushes and metal gates, which are accompanied by brick pillars, lie on the boundary creating a clear separation between the highway and curtilage of the site.

The site showcases a symmetrical façade made up of block walls with white coloured render. The dwelling has a pitched roof formation of darker coloured plain tiles, enhanced by solar panels on the rear elevation adding a modern and eco-conscious addition. To the rear, the site has a patio area for socialisation and large garden with a variety of small and large vegetation on the boundaries and swimming pool.

Proposal: This application proposes a first floor rear extension, converting the existing sunroom into a wardrobe. The proposal will measure approx. 4 meters in width, 4.15 meters in length and 2.95 meters in height and will include a variety of fenestration changes.

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 within a residential area. The proposal will convert the existing sunroom into a wardrobe, changing the fenestration and external

façade. The proposal measures approx. 4 meters in width, 4.15 meters in length and 2.95 meters in height.

The proposal will follow from the demolition of the existing sunroom which has majority glass walls and a glass pitched roof. The materials used for the proposal will be block walls with white coloured render, the roof will be a flat formation with parapet walls, finally proposed fenestration will be white UPVC. All proposed materials will match the existing materials of the main dwelling.

Proposed fenestrations include one window on the rear elevation and two windows on the side (south) elevation.

The Wokingham Borough Design Guide (BDG) provides guidance for first floor rear extensions in regard to design and scale. The guidance follows:

- *Maximum eaves and ridge height should be no more than those of the existing property.*
- *The side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours.*

The development does not exceed the ridge height of the main dwelling and is well designed, so the flat roof aligns with the existing eaves height of the main roof, similarly the rear window is well aligned with the existing windows, giving the rear elevation of the property a well-designed, elegant look.

In regard to the side windows, the BDG guidance states that at first floor level, extensions should not contain side windows, this is to minimise any potential overlooking to neighbouring properties. However, this particular site is located on a large plot of land, there is a distance of 37.8 meters between the proposed side windows and the boundary with the neighbour to the south (17 Dark Lane). As well as this, the existing sunroom has a fully glass wall on this side and there are no concerns of overlooking so the proposal should not majorly differ from this. Due to the vast distance and being there little change in overlooking opportunities to the existing dwelling the side windows are acceptable.

The development is well designed and will suit the rear elevation of the property, as it is at the rear of the property it will be screened from the street scene and will not have any impact on the character of the area in accordance with policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development proposes one rear window and two side windows on the south side elevation. As mentioned previously, due to the large distance between the proposed windows and boundary (37.8 meters) there are no concerns of overlooking. As well as this, the current makeup of the dwelling includes a glass wall on this elevation therefore the proposed development will actually reduce any overlooking impacts which the existing glass wall potentially could.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of

neighbouring ground floor windows of no 17 Dark Lane and 11 Hill Lands. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The proposal is modest in terms of shape and design and the built footprint of the proposal does not differ from the existing therefore there are no concerns of the development being overbearing.

Flooding and Drainage: The site is located within an Ordinary Watercourses Consultation Zone due to the nearby river south of the site, it is also located within Flood Zone 1.

The Councils Flooding and Drainage Officer has reviewed the plans and concluded that as the development was on first-floor level it would have little impact on flooding in the area, therefore the officer raised no objection to this development.

Landscape and Trees: The sites rear boundary features a Tree Preservation Order (TPO) 110B/1976, T1, being a copper beech.

The councils Trees and Landscape has reviewed the plans and concluded that the built form is on the same footprint and is a similar scale to the existing, so there will be little impact upon the adjacent hedge/trees. The TPO tree will not be affected as it is not proximate.

Ecology: The site is located within a Bat Roost Suitability Habitat. A Preliminary Bat Roost Assessment was submitted and has been reviewed by the Councils Ecology Officer. The officer concluded that they are satisfied that the internal and external inspections and basic desktop survey effort and methodology are adequate. I agree with the ecologist's conclusion that the works only affect areas of the building that are completely unsuitable for bats and that there are no potential roosting features.

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.

Conclusion: Subject to conditions, this application is acceptable and therefore recommended for approval.

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 December 2024
Earliest date for decision:	26 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	05/12/24