

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242072
Site Address:	3 Loddon Gardens, RG5 4TX
Expiry Date:	30 October 2024
Site Visit Date:	5 September 2024
Proposal: Householder application for the proposed rear single storey extension.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Woodley)

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
180988	Full application for the proposed erection of 17 dwellings together with associated vehicular accesses, car parking and landscaping following demolition of the existing dwelling and outbuildings once associated with a former scrapyard use.	Approved 26/04/2019

CONSULTATION RESPONSES

Internal

None consulted

External
None consulted

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The site relates to a 2021 terraced dwelling in Woodley. The immediate surrounding area is a new build estate which was approved planning in 2019. The area is characterised by terraced and semi-detached residential housing and flats, all surrounding dwellings are made up of the same materials. The estate benefits from small driveways and on street parking bays. The site benefits from a sloped rear garden with access through a side gate, a shed, patio area for socialisation and boundary fencing. The dwelling is made up of red facing brickwork with a pitched roof formation of plain tiles with Velux windows to serve the loft conversion. Proposal: This application proposes a single storey rear extension with a skylight, the extension will measure approx. 5.12 meters in width, 3.07 meters in height (3.6 meters including the skylight) and will project 3.04 meters in depth, away from the existing 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 site is located amongst a new build residential estate with both family homes and small flats. The proposed extension will create a dining area, which will measure approx. 5.12 meters in width, 3.07 meters in height (3.6 meters including the skylight) and will project 3.04 meters in depth, away from the existing dwelling. Red facing brickwork will be used to match the existing dwelling, as well as white unplasticized polyvinyl chloride bifold doors. As for the roof, a flat roof formation with an imbedded skylight.

The Borough Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a side boundary.
- Maximum eaves and ridge height should be no more than those of the existing property.
- The eaves height of a single storey extension should not exceed 3m within 2m of a side boundary.

The rear extensions projects out by approx. 3.04 meters with an eaves height of 2.9 meters making the proposal modest and in compliance with the BDG in terms of shape, size and design.

As the estate is relatively new, there has been minimal development on the estate. However, the terraced houses on the east side of the site have been built so the ground level projects out further than the first floor, therefore the proposal is not out of character for the area. Furthermore, as the development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

As the development is single storey, there is minimal concern of overlooking. The proposal will have a set of bifold doors facing the rear garden however behind the garden a driveway with various outbuildings separating the site from the opposing dwelling (8 Colemansmoor Lane) therefore overlooking from the rear is not a concern.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows (no. 2 and 4). 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 either neighbour.

Overbearing:

As the development is a single storey extension there are limited concerns of overbearing caused by the extension.

Conclusion: 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:	8 October 2024
Earliest date for decision:	12 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	08/10/24