

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242188
Site Address:	58 Fidlers Walk, Wargrave, Wokingham, RG10 8BA
Expiry Date:	22 October 2024
Site Visit Date:	5 September 2024
Proposal: Householder application for the proposed single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Modest Development Location (Wargrave)

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 CP9 – Scale and location of development proposals
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 Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
981897	Full application for the proposed first floor side extension to dwelling plus single storey front extension and pitched roof on garage.	Approved 07/07/1998
971439	Full application for the proposed first floor side extension to dwelling.	Approved 17/10/1997
100559	Full application for the proposed variation to condition 5 of planning consent to allow habitable use of the garage and part change from C3 Residential to D1 Chiropody Clinic.	Approved 10/08/2010

031663	Full application for the proposed new chimney.	Approved 09/09/2003
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CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The site relates to a 1960s detached two-storey dwelling in Wargrave. Within the immediate surrounding area there is a variety of similar two-storey dwellings which have various extensions and alterations, creating a strong but diverse street scene. The majority of dwellings are made up of similar brickwork with hung tiles for aesthetic, all properties have gable roof formations. Surrounding properties also benefit from large driveways to accommodate multiple vehicles with spacious lawns and garages which extend out in front of the properties.

The site benefits from a driveway and a lawn with large vegetation, elevating the look of the front of the dwelling and providing a sense of privacy. To the rear, the site benefits from a rear garden with a lot of vegetation and a patio. The main dwelling is made of an aesthetic mixture of brick and concrete and has a simple gable roof made of plain tiles.

Proposal: This application proposes a single storey rear extension. The extension would measure a maximum depth of 2m, a maximum height of 3.25m and a width of 7.2m. The extension would have a mono-pitched roof with 3 rooflights and would be constructed in materials to match the existing house.

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

- Rear extensions should not project more than four metres 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 single storey extensions should not exceed 3m within 2m of a side boundary.

Within the vicinity, there are numerous examples of properties with extensions (particularly conservatories). As such, the rear building lines of the southern side of Fidlers Walk is not consistent. This, coupled with the modest scale of the extension, whereby the height and depth are compliant with the BDG, result in the development not being at odds with surrounding development. Furthermore, because the extension would be 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:

Due to the development being single storey, and there being no proposed side windows, there would be no concern of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows. This was not breached as a result of the development and as such, the development will not result in a substantial loss of light to either neighbouring property.

Overbearing:

Due to the development being single storey and of a modest depth along the boundary there is no concern of overbearing.

Ecology: The site is located within a Bat Roost Suitability Habitat, however due to no works being done to the main roof there are no concerns related to potential impact on Bats.

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 planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	19 September 2024
Earliest date for decision:	18 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	20.09.24