

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242184
Site Address:	61 Wyndham Crescent, Woodley, Wokingham, RG5 3AY
Expiry Date:	23 October 2024
Site Visit Date:	5 September 2024
Proposal: Householder application for the proposed single storey rear extension following demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Badger Consultation Zone
Bat Roost Suitability Habitat
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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
981401	Full application for the proposed single storey rear extension to dwelling to form conservatory.	Approved 31/03/1998

CONSULTATION RESPONSES

Internal

WBC Ecology – No objection

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 1950s detached chalet bungalow in Woodley. Within the immediate surrounding area there is a variety of bungalows and chalet bungalows, contributing to a diverse street scene. The majority are made primarily of brick and have similar roof tiles on gable roof formations. All surrounding properties have similar spacious front driveways which are separated from the highway by low brick walls and vegetation.

The site has a gated front driveway with a small lawn which is separated from the highway by a small brick wall and a hedge. The site also benefits from a spacious rear garden with a conservatory, detached garage, boundary fencing and hedges on both sides. The main dwelling is made of an aesthetic mixture of brickwork and pebbledash and has a simple gable roof made of plain tiles and a dormer extension.

Proposal: This application proposes a single storey rear extension. The proposed single storey rear extension will create a dining area and extend the kitchen area. The extension will have a gable roof with 6 skylights imbedded. The extension would project approximately 5.2 meters from the rear of the dwelling and reach 7.79 meters in width. The extension would have an eaves height subordinate to the original dwelling of 2.3 meters. Three sets of large, glass doors will be installed, Two on the rear of the development and one on the side. The brickwork, pebbledash and roof tiles of the extension would match those of the original 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/ 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.

The extension would project more than 4m from the rear of dwelling at its maximum point as it would measure 5.2m. Whilst a depth above the recommended guidance, the development should only be resisted on this basis if it results in identifiable harm; that harm may be to the surrounding area or neighbours (the latter which will be discussed later in the report). In design terms, it can be seen that properties in the vicinity have inconsistent rear building lines/ have been extended. As such, the presence of a rear extension on this site and of this depth would not be at odds with the grain of development within the surrounding area.

In terms of height, the extension would be set well below the ridge height. Owing to the existing roof configuration of the bungalow, the existing property does not have an eaves level at the rear. However, looking at the proposed side elevations, the eaves of the extension would match the eaves of the existing property. The eaves height also does not exceed 3m (as the property is within 2m of the side boundary with no. 59).

In terms of appearance from the street, the extension would be at the rear of the property, it will not be visible from the street therefore the development will have a very minimal impact on the character of the area.

Overall, despite the depth of the extension being above that recommended in the BDG, the proposal is an acceptable and subordinate addition to the existing property and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposed extension would have a side facing set of bifold doors (facing no. 63). However, due to the substantial separation distance and boundary treatment, this side window/ door will not result in substantial overlooking to this neighbour. There are no proposed side windows facing no. 59.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows (at no. 59 and 63). 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. Furthermore, no 59 has various buildings on the site boundary which would restrict the impact of the proposal and already partially obstruct light received.

Overbearing:

As the development is a single storey extension, and No. 59 has various outbuildings close to the boundary there are limited concerns of overbearing from the extension as effects are reduced owing to presence and proximity of the neighbours outbuildings. Due to the distance off the boundary, and the location of the garage on the application site, the proposal will not result in overbearing effects to no. 63.

Ecology: The site is located within both a Badger Consultation Zone and Bat Roost Suitability Habitat, however due to no works being completed on the main existing roof, there are no concerns related to potential impact on Bats.

The councils Ecology Officer has reviewed the proposals and confirmed that there was no ecological objections or concerns to this development.

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:	19 September 2024
Earliest date for decision:	18 September 2024

Recommendation agreed by: (Authorised Officer)	
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Date:	19.09.24
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