

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250028
Site Address:	21 Bayliss Road, Wargrave, Wokingham, RG10 8DR
Expiry Date:	17 March 2025
Site Visit Date:	21 January 2025
Proposal: Householder application for the proposed single storey front and side extension and part garage conversion. Followed by new dormer over garage to create habitable accommodation plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Conservation Area
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
SSSI Impact Risk Zones

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance Wargrave Parish Design Statement

PLANNING HISTORY – None

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comment, not liable.
WBC Ecology – No objection subject to conditions, addressed in officer report.

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a detached property in Wargrave, it is situated in an established residential area. Many properties have benefited from various extensions and mostly benefit from off street parking.

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:

Front extension and garage conversion:

The front extension would protrude approximately 2.4 metres from the existing front wall of the dwelling, joining up with the garage which is to be partially converted. The proposed extension would have a lean-to roof, similar to the existing porch. The garage conversion would not significantly alter the view from the public realm as the only change would be the smaller garage door to enable the front extension. Hence it is considered that the impact of this extension is acceptable in terms of character of the area.

Side extension:

The proposed single storey side extension would have a lean-to roof and would extend approximately 2.3 metres towards the west side boundary and extend 7 meters along the boundary. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

Dormer:

The new dormer would be set down from the main ridge and would be set in from the eaves of the host property. The proposal is clearly subservient to the host property and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The two single storey extensions to the front and side would not have any impact on overlooking as they are single storey, and any new fenestration simply overlooks the existing driveway and public realm. The dormer extension has a minimal impact on neighbouring privacy as it is on the front elevation, predominantly overlooking the public realm.

Loss of Light and Overbearing:

There is no concern on overbearing and loss of light for the front extension due to its location on the front elevation and single storey design. The dormer window is set well back from the neighbouring boundary and therefore the impact on loss of light and overbearing is minimal.

Although the side extension is set very close to the side boundary, most of the extension would be screened by solid boundary treatment and the eaves height is approximately 2.3 metres, well within borough design guidance, and no higher than the existing eaves elsewhere on the dwelling. Furthermore, the only fenestration on the side of the neighbouring dwelling is a door, there are no habitable room windows being affected. Overall, the impact on neighbouring dwellings on loss of light and overbearing is minimal.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed the application and is satisfied that the existing parking provision will meet the requirements of the dwelling with the proposed works, they have raised no objection.

Ecology:

The supporting Preliminary Bat Roost Survey found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species. The WBC Ecology has reviewed the survey and requested a condition be put in place regarding the implementation of a bat tube into the design, however this is deemed to be disproportionate to the scale of the works.

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:	17 February 2025
Earliest date for decision:	10 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.02.2025