

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243032
Site Address:	18 Eastwood Road, Woodley, Wokingham, RG5 3PY
Expiry Date:	26 January 2025
Site Visit Date:	18 December 2024
Proposal: Householder application for the proposed single storey front and side extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Locations
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

No planning history.

CONSULTATION RESPONSES

Internal

WBC Highways – Requested further information before determination.

REPRESENTATIONS

Parish/Town Council	Woodley council have considered this application and have no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The existing dwelling is a semi-detached property in Woodley. There are a multitude of different house bungalows, terraced semi/detached houses. Dwellings in this area are set back from the public highway, have small modest front gardens and some have driveways.

The dwelling is constructed of red brick and has ground and first floor front facing bay windows with hanging tile.

Proposal:

The proposed development is for a single storey side/front extension to create a bathroom and a utility room.

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:

In terms of policy CP3 'General Principles for Development', point (a) states that proposed developments should be of an appropriate scale, mass, layout, built form, height, materials and character to the area together with a high-quality design. The proposed development matches the existing activity and character of the area.

The Borough Design Guide states that new front extensions should aim to accord with the following:

- Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line.

Front extensions should generally be no more than one storey in height and should not project significantly forward of the building line.

The borough design guide also provides guidance on well designed side extensions:

- Primary considerations are impact upon neighbourhood and upon street scene and local character.
- A 1 metre gap should be maintained between the physical build itself and the site boundary.
- Side extensions should not generally project forward of the building line on the street frontage(s).

The proposed extension would project approximately 1.4m past the front building line of the existing dwelling. The guidance for front extensions also allows some flexibility and states that front extensions should not project *significantly* forward of the building line (author's emphasis). In this case, the projection is very modest. Furthermore, the adjoining neighbour has a projecting porch/ garage. The surrounding area is somewhat varied with not a wholly consistent building line and therefore on balance the front projection is acceptable in this specific instance, particularly in light of the development at the adjoining property (no. 20).

A gap of approximately 0.6m would be left between the extension and the site boundary which although lower than the recommended 1m, is suitable and in proportion to the scale of the development.

From the front elevation, the roof form of the development would match that of the main house (showing a pitched roof). This transitions into a flat roof, (making it a faux pitch). Whilst from the side, the flat roof does not match the roof form of the main house, this would have limited visibility in the general street scene. From the primary front elevation, the extension would appear in keeping with the main house in terms of design. As well as through in keeping roof form, this is also heightened by the appropriate use of matching brickwork which is in keeping with policy CP3.

In terms of design and impact on the character of the area, the proposed development is acceptable.

Neighbouring Amenity:

Policy CP3 states that development should not have any detriment to amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed development would not incorporate side windows. The only windows shown on the development is at the front of the development and at the rear of the development. These windows would be suitable distances from neighbouring

properties and would be not dissimilar to the relationship the existing house already has with neighbours.

Loss of Light:

A 45-degree angle test was performed on both neighbours of the property from the nearest habitable room at 16 Eastwood Road. This line was not breached for either neighbour. As such, the proposed development would not result in a substantial loss of light.

The neighbouring property to the west has a side window facing the application site. However, the proposed development is modest in scale, located within the profile of the existing house and will not be significantly higher than the existing side fence. The extension also only extends along part of the existing side elevation and would not obscurely light from a southerly direction. It is noted that the property is at a slight incline in comparison to the neighbouring dwelling but this increase in height is minimal. Overall, the proposed development is considered to have an acceptable impact regarding loss of light to this side window. No neighbouring objections have been received.

Overbearing:

The proposal would project forward of the building line of both adjacent neighbours, but only by a modest 1.4m. Due to this and the separation distance on either side, and in relation to no. 16, owing to their driveway it would not result in substantial overbearing impacts to either neighbour. The development would largely be within the profile of the existing dwelling when experienced from the neighbouring occupier to the west.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

It is noted that the development would result in the loss of the availability of side parking on the property. However, the remaining one on plot parking is considered sufficient for the property as well as the roads availability for on street parking. The WBC Highway team investigated and requested that more information be submitted under the impression that a utility room would be considered a habitable room. However, this is not required the retained parking is considered sufficient.

Amenity Space:

The proposal will see the slight reduction in front amenity space. However, owing to the proposal's modest scale and it being situated at the front of the property, it will not encompass the dwelling's primary amenity space. Furthermore, the reduction in front amenity space is small scale.

Conclusion:

On balance, the proposal is justifiable in terms of national and policies and 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:	Approval 1. Approved Timescale – 3 years 2. Approved details – plans 3. External Materials to match
Date:	16 January 2025
Earliest date for decision:	23 December 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.01.2025