

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242845
Site Address:	26 Easington Drive, Earley, Wokingham, RG6 3XN
Expiry Date:	6 January 2025
Site Visit Date:	14/01/2025
Proposal: Householder application for proposed two storey side and rear extension, along with a single storey front infill extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Public Open Space
JCEB Mineral Safeguarding Areas
Flood Zone 2

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant planning history relating to this site.

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Green Infrastructure – No comments received
WBC CIL – CIL liable development
WBC Drainage – No objection subject to condition

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley TC raised objection on the following grounds: - The first floor rear extension will result in significant overlooking upon the small garden of no. 6 Flamborough Path. <i>(Officer's note: this issue will be discussed below in relevant section of this report.)</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site comprises a two storey detached dwelling, finished in red brick and roof tiles, with a detached single storey garage to the southern side. The property benefits from ample front driveway and an L-shape rear garden. The plot adjoins the Flamborough public footpath and park to the north/westerns of the site.

The surrounding area is mainly characterised by two storey detached, semi-detached and terraced dwellings of similar design/finishing materials. There is no predominant building line. The subject dwellings sits considerably forward of the front elevations of adjoining dwelling to the south no. 26 Easington Drive.

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 proposal seeks to erect a two storey side extension, which would be a seamless continuation of the original building in terms of design and proportions. The Borough Design Guide states that side extensions should be set back from the building line by at least 1 metre, preferably with a lower roof line and should be set at least 1 metre from the plot boundary. In this respect, it is noted that the extension would not directly comply with this guidance as it would not be set down nor set back; however, the extension would have a lesser width than half the width of the original dwelling and in this sense, it would still appear as a subservient addition, proportionate to the host house. Moreover, the two storey side extension would abut towards the north side of the property and adjoining the public park, so that it would not create a terracing effect, since the predominant gap between dwellings would be retained.

The proposed single storey front extension would have a pitched roof of similar angle to the main roof of the property, and would not project significantly forward of the main building line (1.9m), so that it would appear a clearly subservient addition to the host building.

The proposed part single/part two storey rear extension would have public views from the Flamborough Path public park. Nonetheless, the extension at first floor would have a gable roof of similar design to the main house, so that it would appear a sympathetic addition, subservient in appearance.

It follows that the proposal overall would represent a positive addition that would not detract from the visual appearance of the main dwelling, nor would it be detrimental to the character of the street scene and local area.

Neighbouring Amenity:

Overlooking:

Following initial concerns raised by the Earley Town Council with regard to the proposed windows only 4.5m from the rear boundary with no. 6 Flamborough Path, causing significant overlooking of their small garden, the applicant has submitted revised plans to remove the proposed bedroom window and relocate it to the south-east side elevation. The other 2 windows proposed in the rear elevation of the proposed extension would serve ensuite bathrooms, and are shown to be obscure glazed, which will be secured by condition, along with them being partially fixed shut. Additionally, the site visit confirmed the presence of a circa 4m tall hedgerow located within the rear boundary shared with no. 6 Flamborough Path, which would also help mitigating any views onto the rear amenities of this property.

Towards the south-east, the host dwelling adjoins neighbour no. 26 Easington Drive, which the site visit confirm has a first floor window on the side elevation facing the

application site. However, from the planning history it appears that this window serves the stairs landing area, and in any case, given no. 25 already sits considerably forward in the plot than the neighbour's property, the new first floor south-east facing window would not have direct views and would be at a separation distance of circa 8.9m.

As such, overall it is considered that the proposed development would not result in any adverse overlooking impact upon adjoining private residential habitable rooms or amenities.

Loss of Light and Overbearing:

The bulk of the proposed development would be located towards the northern side of the host dwelling, where the proposed rear extension would be at a separation distance of circa 8.9m from the side elevation of no. 25 Easington Drive, so that there would not be any concerns with regard to loss of light or overbearing impacts upon habitable rooms or the amenities of this neighbouring property.

With regard to no. 6 Flamborough Path to the north-rear of the site, it is noted that this property has a fairly narrowed rear garden. However, the proposed first floor rear extension would be set in from the common rear boundary by approximately 5m, which would be considered sufficient to avoid any potential loss of light and overbearing impacts upon the rear amenities of no. 6 Flamborough Path. It is also noted that there is a very tall hedgerow towards the east-side/rear of the boundary of no. 6 with the host site, which already contributes to some degree of overshadowing upon their rear garden, and the bulk of the rear extension would be closer to the rearmost area of no. 6's rear garden but not to their immediate patio area. Overall, the proposed development would not result in any adverse impacts over and above the existing situation to the point of justifying a reason for refusal on these grounds.

Amenity Space:

The proposed rear extension would occupy most of the rear amenity space immediately behind the rear elevation. However, given the rear garden has an L-shape, the remaining space would be circa 20m in depth, well over the minimum 11m set out in the Borough Design Guide, and so would be able to accommodate typical garden activities. As such, no further concerns are raised on this ground.

Highway Access and Parking Provision:

The total numbers of habitable rooms will remain unchanged from the proposal. Two driveway parking spaces are proposed within the red line. According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway will have ample spaces for more than two parking spaces within the red line by utilising the existing dropped crossing, which is acceptable. No negative impact on abilities for cycle storage is expected, which is acceptable. As such, the WBC Highways Officer raises no objections to the proposed development.

Flooding and Drainage:

The application site and access thereto are located within Flood Zone 2. The WBC Flood Risk and Drainage Officer has been consulted, who has indicated that they would have no objection to the proposal; however, as drainage details have not been provided and the proposed extension is quite substantial, they recommend that a condition to secure drainage details is applied. In this regard, clarification has been sought from the applicant, who indicated during the site visit that the existing drainage pipes are located on the side ends of the host dwelling that would not be affected by the proposed extensions, and additional pipes will be installed within the extensions. In addition, the site visit confirmed that part of the extension will be constructed within an area of existing gravelled/hardstanding surface, which would reduce the amount of new impermeable surface. On this basis and considering this is a householder development for relatively modest extensions, it is not considered reasonable to impose a condition to secure drainage details.

Landscape and Trees:

The application site adjoins a public footpath and park to the north-western side, where there are trees which contribute to the amenity of the area. However, given the extent of proposed development and location away from the trees, it is not considered there would be any negative impact to these landscape features.

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 CIL team have been consulted and have advised that this development will be CIL liable as it will result in a net increase in floorspace of 134.56sqm, as measured from the submitted floor plan drawing no. P1581-02.

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

Date:	15 January 2025
Earliest date for decision:	2 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	15 January 2025