

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242973
Site Address:	7 Bythorn Close, Earley, Wokingham, RG6 3BH
Expiry Date:	22 January 2025
Site Visit Date:	6 December 2025
Proposal: Householder application for the proposed first floor front extension with gable end, first floor side extension above garage, ground floor front extension and partial garage conversion.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas
Flood Zones 2 and 3

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	6 Bythorn Close: No objection, wants to ensure a meter gap exists between the two properties. Officer response: The separation distance between 6 & 7 Bythorn Close is approx. 1.47m. The agent has clarified that the ground floor footprint will not be altered on the right-hand side, the extension will sit directly above the existing garage. The access way will NOT be affected.

APPRAISAL

Site Description: Two storey detached 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.

Character of the Area: The ground floor front extension would only be single storey and would not project forward of the building line, thus complying with the BDG. The ground floor front extension is considered to be a minor addition, suitable in scale and form which would not harm the character of the area.

The partial garage conversion into a gym would result in one of the garage doors being replaced by a window and an increased size window on the first-floor front elevation for the bed 4. The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new windows would be similar to the existing in size and proportions of current ground and first floor window along Bythorn Close, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

The R23 design principle within the Borough Design Guide states *“alterations or extensions should be clearly subservient to the form and scale or the original building in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation”*. The first-floor front extension with gable end roof is set down from the main dwellings ridge height and would be built over and not project forward of the existing garage making it a large extension but it remains subservient to the main dwelling. Moreover, given the existing dwelling already has development over part of the garage and the proposal is not overly excessive in size or built from and as the neighbouring properties in the surrounding area differ in size and appearance, there will be no unacceptable harmful impact on street scene and character.

The BDG states *“side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary”*. The proposed first floor side extension above garage would be set back, with a lower roof line and set more than 1m from the plot boundary, thus complying with the BDG. The extension is clearly subservient to the host dwelling and would not adversely impact the character of the area. The proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. Furthermore, as stated in the section 23 of BDG *“the roof form of the extension should take its form from the main building”*. The first-floor storey side extension would keep the same roof form of the main building, thus complying with the BDG.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage being converted into habitable accommodation and a slightly larger first floor window for bed 4. Whilst the proposed window would face another property, it is noted that Bythorn Close, a public road, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur. Furthermore, the minimum separation distance from front to front is 10m, and the proposal separation distance from the front of no.8 is over 15m, thus complying with the BDG.

As part of the first-floor side extension, the proposal would add a first-floor window to the rear for bed 3. The separation distance from the rear window to the front of no.2 & no.3 is approx. 18.15m. Therefore, given the significant separation distance, such addition would not result in harmful overlooking.

Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the new window as part of the first-floor side extension and its oblique angle/view of no.6 rear garden. Thus, the rear window would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

The first-floor en-suite window in the rear elevation would be conditioned obscured glazed to prevent any overlooking concerns.

Loss of Light: Given 7 Bythorn Close is set back from 6 Bythorn Close and the scale of the first floor side extension above garage is considered appropriate to prevent any potential overshadowing so that there is no loss of natural daylight or sunlight on the immediate neighbours.

Overbearing: The proposal would not appear physically overbearing or oppressive to neighbours as the dwelling would be proportionate to its plot with the height of the dwelling not increasing and such that it would be significantly detrimental to their amenities. Therefore, it will not be considered overbearing.

Highway Access and Parking Provision: The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the council's parking standards.

The double garage is proposed to be reduced to a single garage. Neither the existing or proposed garages meet the council's current standards for parking and as such there is no significant impact associated with this alteration. Notwithstanding this, the retained single garage could be used by smaller vehicles or for cycle storage.

The existing level of driveway parking will be retained and this is considered acceptable in this instance.

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:	16 January 2025
Earliest date for	19 December 2024

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	16 January 2025