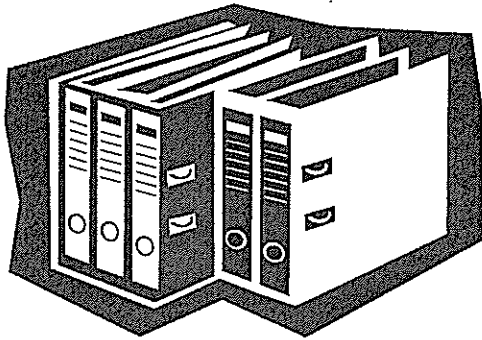


DATE: 08 June 2012

SCANNING INFORMATION SHEET

OFFICER REPORTS



Application number: **F/2012/1156**

Applicant name: Mr T Welham

Site address: 116, Nine Mile Ride, Finchampstead,  
Wokingham.  
RG404JA.

## OFFICER REPORT

**Application Number:** F/2012/1156

**Site:** 116, Nine Mile Ride, Finchampstead

**Expiry Date:** 19/07/2012

**Proposal:** Proposed erection of double garage to front of dwelling and conversion of existing garage to habitable accommodation plus alterations to existing fenestration and insertion of new fenestration on both side and rear elevations.

**Property Description:** Two storey detached property with integral double garage forming one of 3 similar dwellings with a shared access and set back from Nine Mile Ride.

**Planning History:** 39270 – Outline application for residential development – 01.05.92 – C/A  
42557 – Detached house – 24.06.94 – C/A

### Planning Constraints:

CAA

Modest Development Location

Thames Basin Heaths SPA – within 5km and 7km zones

### Relevant Policies:

|                                 |                                        |                                                                                                           |
|---------------------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------|
| National Policy                 | <b>NPPF</b>                            | National Planning Policy Framework                                                                        |
| South East Plan                 | <b>CC1</b><br><b>CC6</b>               | Sustainable Development<br>Sustainable Communities & Character of the Environment                         |
| Wokingham Borough Core Strategy | <b>CP1</b><br><b>CP3</b><br><b>CP6</b> | Sustainable Development<br>General Principles for development<br>Managing Travel Demand                   |
| Supplementary Planning Document | <b>BDG</b>                             | Wokingham Borough Council - Borough Design Guide                                                          |
| Other                           | <b>BRE Guidelines</b>                  | Building Research Establishment: Site Layout planning for daylight and sunlight: a guide to good practice |

### Consultee Comments:

**Highways:** No objection, subject to conditions

Parish/Town Council: "Objection to garage being in front of building line."

Local Members: No comments received

## OFFICER REPORT

|           |                                                                                                                                                                                                                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Neighbour | 3 Letters of Objection on the following grounds:-                                                                                                                                                                                                                                                                                |
| Comments: | <ul style="list-style-type: none"><li>-Proposal would be forward of the building line and not in keeping with the line of the neighbouring properties at Nos. 112, 114, 116 and 118 Nine Mile Ride</li><li>- Adjacent to site line from Warren Lane onto Nine Mile Ride</li><li>-Overshadowing</li><li>- Visual impact</li></ul> |
|           | 1 Letter of Comment on the following grounds:-                                                                                                                                                                                                                                                                                   |
|           | -New permeable driveway to match the existing shared driveway                                                                                                                                                                                                                                                                    |

### APPRAISAL

#### 1. Principle of Development:

The site is located within the Modest Development Location of Finchampstead therefore the principle of development is acceptable subject to assessment of the impact of the development on the character of the street scene and the amenity of the neighbouring occupiers.

#### 2. Impact on the Character of the Area:

Policy CP1 of the adopted Wokingham Borough Core Strategy states that planning permission will be granted for development proposals that in particular "maintain or enhance the high quality of the environment."

Policy CP3 of the adopted Wokingham Borough Core Strategy states that planning permission will be granted for proposals that "are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area...."

In addition to the adopted Core Strategy, the Members Executive have recently adopted a revised version of the Wokingham Borough Council Design Guide as a Supplementary Planning Document as at 31 May 2012.

Section 4 Residential and in particular Section 4.11 of the revised Borough Design Guide relating to Alterations and Extensions states that "Garages should not be sited in front gardens but should be to the side or rear of a dwelling." It goes on to say that "Garages should not project forward of the building line of a property." However, this is guidance only and each case must be assessed on its own individual merits and in particular, the existing screening must be taken into consideration.

This section of Nine Mile Ride is characterised by individual detached properties of varying designs which are set back from the road with a variety of boundary treatments including close boarded fencing and natural vegetation.

The application site is one of three similar designed properties built in the mid 1990's and served by a central shared access off Nine Mile Ride. No. 116 is sited to the east of the shared access and all 3 properties are set back a distance of 17.0m from the back edge of the adopted highway and screened from the road by a well established mixed laurel/conifer hedge which is shown on the submitted

## OFFICER REPORT

drawings as being approximately 4 metres high and 3 metres wide. The existing access is block paved.

The garage is to be sited forward of the building line immediately behind the existing hedge in an area that is currently laid to gravel and used for parking. It has a depth of 6.5m and a width of 5.840m and is to be sited 0.75m in from the side boundary with No. 118 Nine Mile Ride. The eaves height is 2.5m and the height to the top of the hipped pitched roof is 5.0m. In addition it is proposed to provide a new driveway and turning head, constructed of permeable concrete block paving with granite sett edging bricks, the size and colour to match that of the existing shared driveway.

One of the neighbouring occupiers has expressed concern that the proposed garage is excessively large and out of character with the original development of 112/114/116 Nine Mile Ride and this section of Nine Mile Ride and will have an adverse visual impact on the front gardens of the neighbouring properties. The case officer noted at the time of the site visit that the garage at No. 120 which is attached to the house and sited at 90 degrees to the front elevation is forward of the building line and is visible from the highway.

It is acknowledged that the proposal is slightly larger than the minimum average dimensions for a double garage and the top of the pitched roof at 5.0m would be visible over the top of the existing hedge. However the garage is to be sited such that the flank elevation (north facing) would be facing towards the highway and with its hipped roof and eaves height of 2.5m, the bulk of the roof would be screened from view by the existing hedge.

It is noted that the neighbouring occupier at No. 114 has expressed a desire to cut back the edge to a height of 2.4m high and 1.5m deep. However the applicant has confirmed that he owns 80% of the hedge to the east of the shared access and only a very small part of the hedge adjacent to the access is in the control of his neighbour. It is therefore recommended that a condition be attached to any approval to retain the existing hedge to ensure that it remains in situ and as such it is considered that it will provide adequate screening to the proposed garage from Nine Mile Ride.

The proposal also includes the conversion of the existing integral garage to additional habitable accommodation which involves the infilling of the existing front garage wall with matching external materials and the insertion of 2 x new windows in the front elevation in a style to match the existing. Given the set back distance from the highway and the use of matching materials, this element is considered to have an acceptable impact on the character of the street scene.

In addition, it is also proposed to make changes to the existing fenestration at ground floor level in the rear and both flank elevations and an additional window in the first floor flank (west facing) elevation. These changes have no impact on the character of the street scene and will be addressed in the impact on neighbours section below.

It is therefore considered that on balance, the proposed siting and design of the garage would have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with Wokingham Borough Core Strategy

## OFFICER REPORT

Policies CP1 and CP3, and the advice and guidance given in the Borough Design Guide and is acceptable.

### 3. **Impact on Neighbours:**

#### **Proximity:**

The proposed garage is to be sited approximately 0.75m in from the side boundary with No. 118 Nine Mile Ride and approximately 7.5m in from the side boundary of No. 114, Nine Mile Ride. The proposed garage is to be sited a distance of approximately 7.0m from the front of the main house and set back a distance of approximately 3.8m from the back edge of the highway.

It has a depth of 6.5m and a width of 5.840m. The eaves height is 2.5m and the height to the top of the hipped pitched roof is 5.0m.

#### **Loss of Light:**

Given the siting of the proposed garage and the distance from the neighbouring dwellings, the proposal will not result in a significant loss of light to either of the immediately adjoining properties.

#### **Overlooking:**

The positioning of the main garage doors and the access door and window in the south facing flank elevation will not result in any significant overlooking or loss of privacy to either of the immediately adjoining properties and is acceptable.

With regard to the changes to the fenestration, the new windows in the front elevation of the garage conversion will face towards the front driveway and the public realm and will not result in any direct overlooking. Similarly, the changes to the windows and doors in the rear and side elevations will not result in any increased overlooking given that the rear garden is bounded by 1.8m high close boarded fencing along the eastern and part of the western boundaries of the site and by a tree screen to the rear. In respect of the additional window in the first floor east facing flank elevation which will serve a landing area, it is recommended that this window be conditioned to be obscure glazed.

#### **Overbearing:**

The neighbouring occupier at No. 118, Nine Mile Ride has expressed concern that the proposed detached double garage would result in overshadowing of his main living area at the front of his property due to the its scale and siting.

However, given that it is to be sited some 8.5m away from the front elevation of his property and it has an eaves height of significantly less than 3.0m and a hipped roof, it is not considered to have a significant adverse overbearing and overshadowing impact on this neighbouring property as to warrant a refusal on this basis.

### 4. **Highway Issues:**

The Highways Officer has raised no objection to the siting of the proposed garage subject to conditions being attached to any approval to control the parking and turning area being provided prior to the use of the garage and to retain the garage for the parking of vehicles ancillary to the residential use of the site. The existing access and driveway is considered acceptable to serve the

## OFFICER REPORT

proposed garage. The proposal is therefore considered acceptable on highway safety grounds.

### CONCLUSION

The proposal is considered to have an acceptable impact on the character of the area and the amenities of the neighbouring occupiers and is recommended for approval.

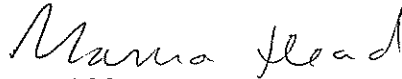
**Recommendation:** Approval

**Date:** 18/07/2012

**Case Officer:** Rosie Rogers



Recommendation agreed by:



Position: Team Leader – Development Management

Date:

18 / 7 / 12

**REMEMBER - The earliest date for a decision on this application is: 04/07/2012**

(If required)

Recommendation agreed by Head of Development Management:

Date:

## OFFICER REPORT – DRAFT DECISION NOTICE

**Expiry Date:** 19/07/2012

**Application Number:** F/2012/1156

**Parish:** Finchampstead

**Location:** 116, Nine Mile Ride, Finchampstead.

**Proposal:** Proposed erection of double garage to front of dwelling and conversion of existing garage to habitable accommodation plus alterations to existing fenestration and insertion of new fenestration on both side and rear elevations.

**Recommendation:** **APPROVAL**

### Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. This permission is in respect of the Location plan, Block plan and plan nos. PCa/270/PL1 and PCa/270/PL2 received by the Local Planning Authority on 25 May 2012. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
3. Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
4. The first floor window serving the landing in the east facing elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass to the satisfaction of the Local Planning Authority. It shall be fixed shut, with the exception of a top hung openable fanlight, and be permanently so retained.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority. The vehicle parking shall not be used for any other purpose other than parking and the turning space shall not be used for any other purpose other than turning.
7. The existing mixed laurel/conifer hedge as shown on the approved plans shall be retained at all times.

### Reasons

1. In pursuance of s91 of the Town and Country Planning Act 1990 (as amended by s51 of the Planning and Compensation Act 2004).
2. To ensure that the development is carried out in accordance with the application form and associated details hereby approved.
3. To ensure that the external appearance of the building is satisfactory.

Relevant Policies: Core Strategy policies CP1 and CP3

4. To safeguard the residential amenities of neighbouring properties.

Relevant Policies: Core Strategy policy CP3 and Supplementary Planning Guideline B2.

5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Relevant Policies: Core Strategy policy CP6 and Wokingham District Local Plan Appendix 8.

6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Relevant Policies: CP6 and Wokingham District Local Plan Appendix 8.

7. To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

Relevant Policies: Core Strategy policy CP3 and Wokingham District Local Plan policy WBE5.

### Informatives

The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.

You are advised, in compliance with The Town & Country Planning (Development Management Procedure) (England) Order 2010, that the following policies and/or proposals in the development plan are relevant to this decision:

National Policy: NPPF

South East Plan: policies CC1, CC6

Core Strategy: policies CP1, CP3, CP6

Wokingham Borough Design Guide 2012 SPD

BRE Guidelines

Recommendation and conditions/reasons agreed: Mama Head

Date: 16/1/12

**REMEMBER** - The earliest date for a decision on this application is: **04/07/2012**

# RECORD OF SITE VISIT

SITE ADDRESS: 116 Nine Mile Ride  
Finchampstead.

APPLICATION NUMBER: F/2012/1156

OFFICER: Rosie Rogers

DATE OF SITE VISIT: 29/6/12

1 SITE/STATUTORY NOTICE DISPLAYED? Yes.

## 2. DESCRIPTION OF SURROUNDINGS

Within det properties of varying styles.

## 3. DESCRIPTION OF SITE/BUILDING

2 storey modern det property with integral double garage forming one of 3 similar properties with a shared access set back from DMK.

## 4. RELATIONSHIP TO ADJOINING PROPERTIES

No. 114 } as built  
No. 112 }

118 - detached chateau bungalow with attached flat roof garage to side  
120 - attached garage 90° to front elevation

## 5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENTS

OTHERS

Large gravel driveway  
Block paved driveway &  
access to Nos 114 & 112.  
Screened by laurel hedge  
& hedges from the  
road.  
1.8m c/b fencing along  
side access & side boundary  
rear garden with 1.8m c/b  
ever screen to rear.  
1.8m c/b fence privacy  
panels to side access  
then laurel hedge

**WORK SHEET FOR :** Rosie Rogers

**Application Number :** F/2012/1156

**Applicant :** Mr T Welham C/O Peter Card Associates.

**Location :** 116, Nine Mile Ride, Finchampstead RG404JA.

**Proposal :** Proposed erection of double garage to front of dwelling and conversion of existing garage to habitable accommodation plus alterations to existing fenestration and insertion of new fenestration on both side and rear elevations.

**Site Notice Displayed ? :** YES NO DATE  
☐ ☐

Date of Neighbour Notifications : .....

Date Registered : 25/05/2012

Earliest Date for Decision : 04/07/2012

Latest Consultation Date/Site Notice Expiry Date : 04/07/2012

This application will expire on: 19/07/2012

**Planning Issues :**

ADDRESS 116 NINE MILE RIDGE PARISH LINCHAMPT.

ORD. SHEET No.

[illegible]

## SPECIAL ORDERS