

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242840
Site Address:	11 Byron Road, Earley, Wokingham, RG6 1EP
Expiry Date:	7 January 2025
Site Visit Date:	25 November 2024
Proposal: Householder application for the proposed erection of a new front porch, two storey front and side extension, single storey rear extensions with installation of roof lights following the demolition of the existing conservatory and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

Planning History

No relevant Planning History

CONSULTATION RESPONSES

Internal

WBC Highways
WBC Digital Solutions Scanning
WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site relates to a detached dwelling on an angular plot in the residential area of Earley. The site is angled at approximately 45 degrees to the main building line of the street and located at the junction with a crescent of semi-detached houses. The property benefits from a large front garden enclosed by a brick wall and a large rear garden. The street scene comprises mostly semi-detached mid-20th century dwellings, and several properties have been extended.

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.

Proposal: This application proposes the erection of a new front porch, two storey front and side extension, single storey rear extension with installation of roof lights following the demolition of the existing conservatory and changes to fenestration. To facilitate the side extension roof being subservient to the roof height of the main dwelling house, the height of the existing roof will be increased by 0.5m.

The front two storey extension will create a bay window on the ground and first floor to match the existing bay windows to the right side of the front elevation. The enclosed front porch will measure 2m in depth, 3.5m in width and a maximum of 3.7m in height and have a hipped roof.

The two-storey side extension will be located 0.8m from the boundary of the adjacent property and measure 7.7m in length, 4.9m wide (front elevation), 2m wide (rear elevation) and 5m in height to the eaves; it will comprise a ground floor storage room with garage door, side door, and a utility room with rear facing window; the first floor of the extension will provide no. 2 dressing rooms and an ensuite shower room.

The rear single storey extension will be 'L' shaped and measure 11.5m in width, 7.4m on the side elevation of the orangery and 4.7m on the side elevation of the kitchen. The orangery will have a pitched roof with double doors on three sides and a tiled

roof with no. 5 rooflights. The kitchen/dining area will have a mono pitch roof with no. 3 roof lights and a side window.

Character of the Area: Core Strategy Policy CP3 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, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

The proposed front porch will extend forward of the original building line by 0.7 metres and will not be overly prominent when viewed from the street. The roof height of the existing dwelling will be increased by 0.5 metres to accommodate the height of the two-storey side extension. The distance from the shared boundary with no.9 Byron Road will reduce by 5 metres to 0.8 metres which is less than 1 metre, as recommended in the Borough Design Guide. However, the building rhythm along the street is already interspersed with several two storey side extensions that have reduced open space between properties, for example, the immediate neighbour at no. 13 Byron Road. Moreover, the existing dwelling has been built at 45 degrees to the main road and already disrupts the rhythm of the building line. The ground level of the side extension will be approximately 0.5 metres lower than at the shared boundary with no.9. Byron Road. Therefore, the overall increase in roof height will have a minimal impact on the roofline in the street. Overall, the impact of the development on the character of the local area would be acceptable in relation to policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking: There are no windows on the first floor of the two-storey side extension facing onto the side elevation of no. 9 Byron Road. Therefore, there is no impact on the neighbour's privacy from any additional overlooking.

Loss of Light: The proposed two storey side extension faces onto two first floor side windows and one ground floor side window at no.9 Byron Road. The rear first floor window at no. 9 is one of two that serve a habitable room, and the ground floor side window serves the garage. The proposed single storey rear extension is acceptable in terms of the 45-degree rule and its relationship to the nearest rear ground floor window at no.9 Byron Road (shown in Figure 1 below).

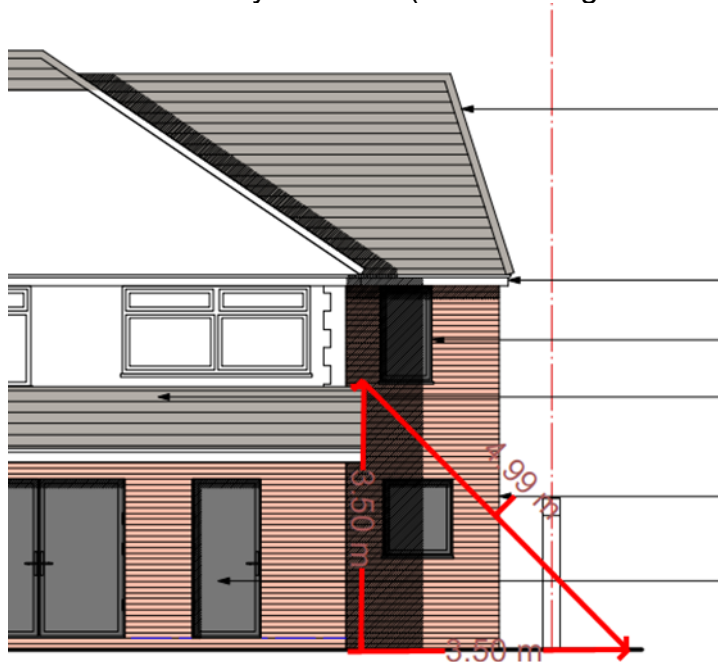


Figure 1 Image shows potential loss of light from single storey extension (not to scale)

Furthermore, the development is directly north of the neighbours' windows at no. 9 Byron Road, reducing the impact of any significant loss of light given the path of the sun throughout the year. Therefore, there is no significant harm from loss of daylight/sunlight.

Overbearing:

The rear single storey extension will extend beyond the rear wall of the existing dwelling by 7.4 metres to accommodate the orangery. This is 3.4 metres longer than what is recommended in the Borough Design Guide for development close to a boundary. However, the rear extension will sit within a large, enclosed garden and will have no adverse impact on the neighbouring property at no. 13 Byron Road. Overall, the impact of the development on the residential amenity would be acceptable in relation to policy CP3 and CP9 of the Core Strategy.

Highway Access and Parking Provision:

Highways Officer response:

The proposal will result in additional habitable rooms. The existing garage will be removed and replaced with a storage area. This would be suitable for cycle storage which is welcome. The submitted drawing indicates driveway parking for at least

three cars will be available. The level of parking meets WBC parking standards, for a dwelling of the size proposed and, in this location, and is therefore considered acceptable.

Conditions:

CF4 – Parking (As Approved)

Therefore, the proposal will comply with Policy CC07 of The Local Plan Adopted 2019.

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 proposed development will be liable for CIL based on the measurements of the floorplans listed below:

Existing Plans E-X-100 – 171.29sqm

Proposed Plans A-L-100 – 278sqm

Net increase – 106.71sqm

Any changes to the floorplans listed above will require a review of the CIL calculations.

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:	Yes
Recommendation:	Approve
Date:	06 January 2025
Earliest date for decision:	9 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	06/01/25