

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241967
Site Address:	7 Lane End Close, Shinfield, Wokingham, RG2 9AS
Expiry Date:	1 November 2024
Site Visit Date:	6 September 2024
Proposal: Householder application for proposed erection of a single storey side/rear extension along with changes to fenestration, raising of the dwelling and garage roofs to facilitate habitable accommodation including the erection of 1no. dormer, 5no. rooflights and solar panels plus the conversion of the garage to habitable accommodation (Amended Description).	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Shinfield
Great Crested Newt Consultation Zone – Green Risk 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) National Design Guide
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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
072253	Proposed part single storey front and part single storey side extension to existing dwelling plus erection of double garage	Approved 28/01/2008
160972	Application for a certificate of lawfulness for the proposed single storey rear extension to existing dwelling.	Approved 12/05/2016

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to condition(s)
WBC CIL – Development is CIL liable
WBC Ecology Householder – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council are concerned that there is an increase to five bedrooms and a loss of garage space.
Ward Member(s)	No comments received
Neighbours	Three representations received raising the following concerns: - Overlooking - Overbearing - Out of keeping with surrounding bungalows - Lack of consultation for no.16 Cutbush Lane (Officer comment: This neighbour was fully reconsulted for 21 days and has now withdrawn their objections.) - Impact on outlook from neighbouring dwellings - Overdevelopment - Impact on enjoyment of neighbouring gardens - Lack of parking provision - No.4 Lane End Close not automatically consulted. (Officer comment: No.4 Lane End Close does not share any site boundaries with no.7 Lane End Close, hence why they were not automatically consulted.) One letter of support received: - Thanking the applicant for the revisions made to the proposals and subsequently withdraw their objections (no.16 Cutbush Lane)

APPRAISAL

Revised Plans:

Revised plans were received on 26th September amending the following:

- Removal of 2no. eastern facing dormers, replaced with rooflights
- Western facing dormer reduced in width, partly replaced with rooflights

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:

Lane End Close is a cul-de-sac generally characterised by single storey bungalows. There are, however, an example of a 1.5 storey dwelling two doors down from the application site (no.9 Lane End Close) and a plethora of two storey dwellings located immediately adjacent on Cutbush Lane.

The proposed raising of the dwelling's main roof would retain the dwelling's existing gable roof form, raising it from 4.55 metres to 6.175 metres. Similarly, the linked garage would have its gable roof raised from 3.9 metres to 5.35 metres. The increase in massing resulting from these roof height increases is considered to have a very minor localised impact on the bungalow-dominant character of the estate but this harm is very limited considering the presence of another 1.5 storey tall dwelling at no.9 Lane End Close and the presence of dozens two storey dwellings that far exceed the height of the proposals on the adjacent Cutbush Lane. The retention of the gable roof form is supported and overall, the increases in height would have an acceptable impact on the character of the area.

The proposed rooflights in the western and eastern roof slopes, due to their minimal massing, would have a negligible visual impact on the area.

The proposed flat roof dormer would be sited on the western roof form of the main dwelling and would also comply with the Borough Design Guide in that it would be set back from both the sides and ridge line of the main roof. The width of the dormer is modest and whilst the flat roof form is a relatively incongruous addition to the dwelling's, the dormer would be largely screened from Lane End Close, with fleeting views of its form being available from the far rear of nos.14 and 16 Cutbush Lane's gardens. Overall, its impact on the character of the area would be acceptable.

The single storey side/rear extension would extend the width of the dwelling's

western elevation, connecting to the converted garage. The footprint of the extension largely replicates the form of the existing development in this location and the flat roof form reduces its overall visual presence in the street scene. Overall, its scale is modest and would have an acceptable impact on the character of the area.

The solar panels on the southern elevation of the garage's roof would have a negligible impact on the character of the area as they are common in suburban residential areas.

Neighbouring Amenity:

Overlooking:

To the east, the 3no. rooflights proposed in the raised roof form would directly overlook no.8 Lane End Close's eastern elevation which, from visiting the site, is the primary access to the dwelling that includes the entrance door plus bedroom and living room windows. Fleeting views of no.8's rear garden would also be available. The three rooflights either serve as secondary openings to bedrooms or a staircase and as such will be conditioned to remain obscured and limited in opening height to protect the privacy of no.8 Lane End Close's occupiers.

To the west, the dormer windows and rooflights would overlook the far rear end of no.14 and no.16 Cutbush Lane's rear gardens. No.16's garden boundary in particular is in close proximity to the dormer/rooflights (approximately 4.5 metres). Similar to the eastern rooflights, the western facing fenestration would either serve as secondary openings to bedrooms or ensuite bathrooms and as such will be conditioned to remain obscured and limited in opening height to protect the privacy of nos. 14 and 16 Cutbush Lane's occupiers.

The first floor rear fenestration proposed would retain a back to back separation distance from no.18 Cutbush Lane of approximately 32 metres which is acceptable. The first floor front fenestration proposed would overlook the cul-de-sac road which is also acceptable.

Loss of Light/Overbearing:

The proposed development continues to retain a 9.75 metre separation distance from no.8 Lane End Close's western elevation and approximately 4.85 metres from the shared side boundary. Combined with the orientations of the sites, there are no loss of light or overbearing concerns.

The only minimal impact onto no.6 Lane End Close would be their detached garage accommodation which would be acceptable.

With regards to nos.14 and 16 Cutbush Lane, the increase in massing would minorly impact the far rear of their respective gardens but due to the generous depth of the garden spaces, there are no adverse loss of light or overbearing concerns.

Highway Access and Parking Provision:

The garage would be converted and the proposals would result in an increase in habitable rooms.

The proposed plans indicate that the existing driveway can accommodate 3no.

external parking spaces. WBC Highways consider this acceptable as per the Council's Parking Standards for a dwelling of this size.

Subject to conditions, WBC Highways have no objections.

Amenity Space:

The rear garden depth would be largely untouched by the proposed development but it is acknowledged it would only have a depth of approximately 9.5 metres. Despite the lack of depth, its generous width (16.5 metres) and available side garden space to the east of the site is considered sufficient to serve the occupiers of the dwelling.

Flooding and Drainage:

The site is located within Flood Zone 1 and is at low risk of surface water flooding. There are therefore no flooding or drainage objections.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

A preliminary bat roost assessment has been submitted in support of this application (Chase Ecological Consultancy, 12th August 2024). The report concludes that the dwelling has negligible potential for roosting bats and therefore there is no requirement for further survey works.

The standard bat informative will be added as a precaution.

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
Date:	22 October 2024
Earliest date for	11 September 2024

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.10.2024