

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242226
Site Address:	10 Edenham Close, Earley, Wokingham, RG6 3TH
Expiry Date:	29 October 2024
Site Visit Date:	17 October 2024
Proposal: Householder application for the proposed single story rear extension & first floor side extension over existing garage with changes to the main roof and addition of gable at front. Plus addition of external bike store and bin store.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area
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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
24944	Fireplace and chimney stack	Approved 24/01/1986
27926	Conversion of part of integral garage to study	Approved 30/06/1987

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection

External
None

REPRESENTATIONS	
Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One neighbour has commented expressing their concerns, these are summarised below: - Noise from construction activities on early mornings or weekends, could this be restricted to reasonable times. <i>Officer comments: It would be too onerous to attach an hours of work condition to such a small scale development. Should hours of work be at un-neighbourly times, this should be reported to Environmental Health.</i> - Construction vehicles may block access and create congestion. <i>Officer comments: It is not deemed that the construction vehicles would block access to neighbouring properties or create congestion.</i> - Construction waste and placement of skips should not be in front of neighbouring properties. The site plan should include designated areas for this. <i>Officer comments: It is expected that any construction waste or skips are contained within the application site during construction. It is not a requirement to show the location of this on a site plan.</i> One other neighbour agreed with the above concerns, but also raised further concerns, these are summarised below: - If I decide to extend, what implications would this current application have on that. <i>Officer comments: Each application is assessed on its individual merits.</i> - The proposed extension may affect natural light into my bathroom. <i>Officer comments: This will be assessed within the main report.</i> - Comings and goings of builders has led to the fence being damaged, can reassurance be given there will be no impact on these fences. <i>Officer comments: Damage to any fences during construction is a civil matter that will need to be sorted between neighbours.</i>

APPRAISAL

Description of Proposed Works:

This application seeks permission for the proposed erection of a single storey rear extension (3.1m x 9m) to provide a new kitchen and living room area, following demolition of the existing conservatory. A first floor side extension over the existing garage to provide two en-suite bathrooms to two of the existing bathrooms. Plus, the partial conversion of the existing garage and changes to fenestration.

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:

Rear Extension

The proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set approximately 0.9 metres from the boundary with the neighbouring property. But, given its proportionate scale and unimposing design, the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. This element of the proposal is to the rear of the property where it would only be partially visible from the public domain which further demonstrates that it poses no harm to the character of the area.

Side Extension

The BDG states that "side extensions should be set back from the building 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 projects forward of the first floor building line by 1.25 metres, but this is aligned with the garage at ground floor level. The ridge height of the first floor side extension will be set down 0.3 metres from the ridge height of the existing dwelling and the side extension is set approximately 1 metre from the boundary with the neighbouring property. Whilst not fully complying with guidance in the BDG due to the extension projecting slightly forward of the building line at first floor level, this would be similar in appearance to the neighbouring property no. 9. It is therefore not considered that the proposed side extension poses any harm to the character of the area.

Partial Garage Conversion

The proposed partial conversion of the existing integral garage poses no harm to the character of the area.

Changes to Fenestration

The proposed changes to fenestration include a new access door to the garage, a new side door and new side windows at ground floor level. The fenestration changes would not significantly impact the character of the area.

Neighbouring Amenity:

Rear Extension

The proposed single storey rear extension would extend 3.1 metres from the rear of the dwelling and would be single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is approximately 0.9 metres from the boundary with the neighbouring property, but an eaves height of 2.9 metres shows compliance with this guidance relating to overbearing.

Side Extension

The proposed first floor side extension is set approximately 1 metre from the boundary with the neighbouring properties. The front and rear building lines of the application dwelling and the neighbouring dwelling, no. 11, are identical, and therefore there are no concerns on neighbouring amenity grounds relating to the development being overbearing. However, as the proposed side extension is coming close to no. 11, and as this extension is to the south there would be a degree of overshadowing. However, as the south-west facing windows on no. 11 are not habitable rooms (the bathroom window being the main concern of the neighbour), there would be no significant loss of residential amenity with respect to loss of light. Only a limited degree of protection to side windows of neighbours which face over an application site can be offered, and it is deemed that the resultant loss of light impacts to this neighbouring window would not be significant enough to warrant a reason for refusal of this application.

Whilst windows are proposed on the side of the first floor extension, both windows serve bathrooms, and to avoid overlooking concerns a condition will be recommended to ensure that these windows are obscured glazed and non-opening below a height of 1.7 metres. Overall, the proposed side extension poses no harm to neighbouring amenities.

Partial Garage Conversion

The partial conversion of the existing garage poses no harm to neighbouring amenities.

Changes to Fenestration

The proposed changes to fenestration are at ground floor level and therefore there are no concerns relating to overlooking, and the proposed fenestration changes would not harm neighbouring amenities.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion the implementation of a rear extension measuring 3.1 metres in depth would result in a conflict with this guidance as the remaining garden length would be

reduced to 7.3 metres. However, considering that the plot is approximately 10.7 metres wide, there would still be an appropriate amount of garden space to facilitate the development, and it will not be detrimental to the enjoyment of the current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9, CT6

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approve

Date: 28 October 2024

Earliest date for decision: 24 September 2024

**Recommendation agreed by:
(Authorised Officer)**



Date: 29/10/24