

LEE NORRIS DESIGN LIMITED

Architectural Design Services

Lee Norris Design Limited
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side extension would not be overly prominent; would be appropriate in terms of scale, mass and layout and would comply with the relevant policies.

Neighbour Impact:-

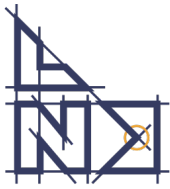
Policy CP3 of the Borough Design Guide states that development should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Wokingham Borough Council Design Guide (BDG) already provides some guidance on extensions which relate to the protection of residential amenities of neighbours and it is mainly for this reason that the applicant first requested pre-application advice.

It is accepted that the proposed rear extension, being 6m deep from the existing rear wall of the house, does not strictly accord with the BDG advice that 'rear extensions should not project more than 4 metres from the main rear wall where they are close to a boundary' however it is also acknowledged that this is only guidance and a more pragmatic way of assessing each proposal is to judge the impact that the proposal would potentially have over and above the existent situation in terms of the following:

Loss of Light:-

The proposed single storey rear extension extends 6m beyond the rear wall of the existing dwelling (as would be allowable under the scheme for larger home extensions). The proposed extension sits due east of the rear wall of the existing property and it's adjoining neighbour. As highlighted in the pre-application advice the existing boundary treatments are a 1.8m high fence and vegetation on the neighbours side which is approximately 2.5m in height.





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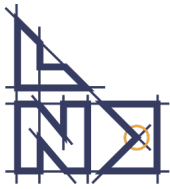
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As it is accepted that the BDG will allow an extension of 4m depth close to a boundary it should be considered that the additional depth of extension which is in contention would be the additional 2m of depth in which case it should be considered that the impact is negated by the presence of existing shrubbery which sits in this area which is higher than the proposed extension and has been in-situ for many years.



The pre-application advice report highlighted that when the commonly used 45 degree angle test is applied in a horizontal plane from the corner of the proposed extension to the ground floor of the neighbouring property it would not pass, however this would also be true of a smaller extension which would otherwise be allowable under the BDG and indeed under permitted development rights as the neighbours window is approx. 2.1m from the boundary line. Precedent can be found in the immediate vicinity for other such extensions and outbuildings which would also not be considered acceptable or compliant with this rule in isolation.



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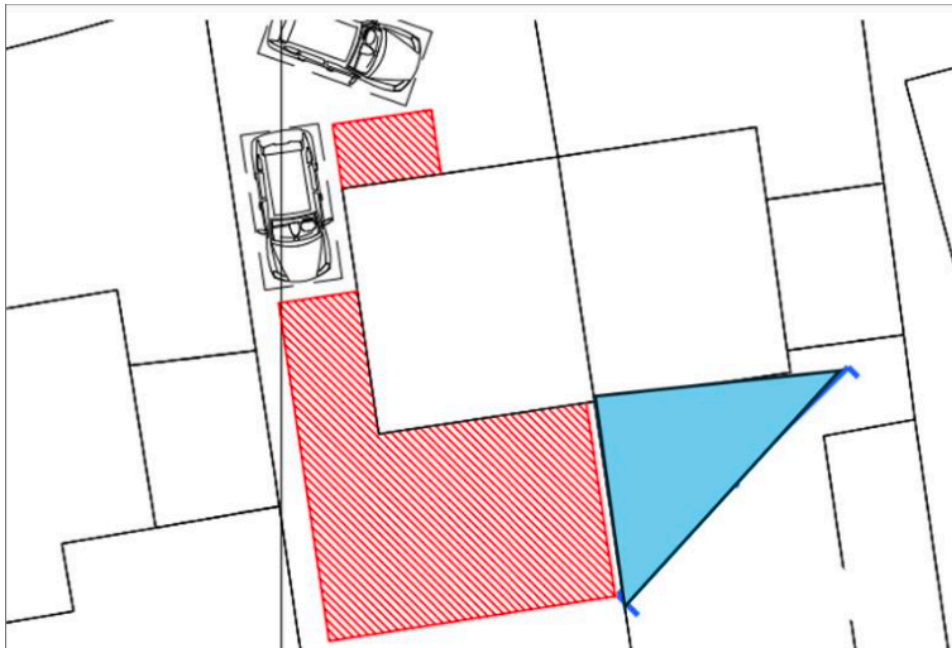
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45 degree horizontal angle in relation to rear ground floor extension.

The pre-application response does however go on to show that the 45 degree vertical angle in relation to the rear ground floor of the neighbouring property would be compliant from the centre of the neighbouring window.

