



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Lee Norris
Lee Norris Design
27 Eden Way
Winnersh
Wokingham
RG41 5PQ

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 200550
Applicant Name: Mr & Mrs Biddlecombe
Site Address: 6 Wheeler Avenue, Wokingham, RG40 5AH
Proposal: Householder application for proposed erection of a part single part two storey side/rear extension including the insertion of 1no. roof light, proposed conversion of existing loft space to provide habitable accommodation including the erection of 1no. front roof dormer and 1no. rear roof dormer, plus changes to fenestration.

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 001, 002, 003, 004, 005/A and 006, received by the local planning authority on 28 February 2020. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Obscure glazing - The 1st and 2nd floor rear bathroom windows in the 003 elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

5. Garage to be retained as such - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified

on the approved plans 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.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

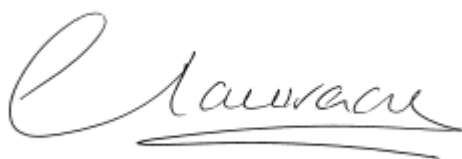
6. Works are to be undertaken in accordance with the method statement given in the letter from Derek Finnie to Mr Biddlecombe dated 16th May 2020 unless otherwise agreed in writing by the council.

Reason: To ensure that great crested newts are not affected by the proposals.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed

A handwritten signature in black ink, appearing to read 'Clare Lawrence', with a horizontal line underneath the name.

Clare Lawrence

Assistant Director - Place
Date: 14 July 2020

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part

of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service: <https://www.gov.uk/government/organisations/planning-inspectorate> which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>. Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal at: <http://www.planningportal.co.uk>

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Building Regulations: Building regulations approval may be required for the proposed development; please see the Council's website regarding this <http://www.wokingham.gov.uk/building-control/>.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	200550
Site Address:	6 Wheeler Avenue, Wokingham, RG40 5AH
Expiry Date:	21 July 2020
Site Visit Date:	10 July 2020
Proposal: Householder application for proposed erection of a part single part two storey side/rear extension including the insertion of 1no. roof light, proposed conversion of existing loft space to provide habitable accommodation including the erection of 1no. front roof dormer and 1no. rear roof dormer, plus changes to fenestration.	

PLANNING CONSTRAINTS CHECK

The dwelling/site is not:

- a Listed Building (or within the setting of a Listed Building)
- within the designation Greenbelt
- outside of a Settlement boundary (i.e. not Countryside)



PLANNING HISTORY CHECK

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development)



CONSULTATION RESPONSES

Internal

WBC Highways – No objections, recommends conditions CF2 and CF4
WBC Giles Sutton – No objections, recommended condition to ensure that works be undertaken in accordance with the method statement

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	5 comments were received by neighbours, addressing the following concerns: Loss of light to 8 Wheeler Avenue Not in keeping with local area design Change in aesthetics of the proposal is not in keeping with the current dwelling Overlooking toward properties at rear

APPRAISAL

The proposal complies with the Borough Design Guide in respect of:

Residential amenity	☒
Design/Character	☒
Garden depth	☒
Separation distance	☒
Adopted parking standards	☒

The following issues have been identified:

The property is a detached 2 storey dwelling to the South of 8 Wheeler Avenue, North of 4 Wheeler Avenue and West of 3 Culver Grove which is to the rear of the dwelling. The proposal is for a front and rear roof dormer (2nd floor) as well as a single and two storey rear extension. The rear single storey extension would be 4.6m in length though would extend 0.5m past the existing rear building line. This is therefore considered to be an appropriate length and in keeping with figure 4.37 in section 4.11 of the Borough Design Guide (BDG). The rear single storey extension would also have a maximum height of approximately 3.15m (to the top of the rooflight) and 3m for the rest of the extension. The rear first floor extension would extend approx. 1m from the rear of the dwelling house and would incorporate two additional windows partially set within the rear roofline.

The application site is located within Wokingham and is in a Major Development Location (therefore subject to CP09 and CC01). The development should be considered acceptable providing that it complies with the principles stated in the Core Strategy as it is within a settlement boundary. 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. The Borough Design Guide sets out general design principles for residential alterations and extensions. Alterations and extensions should; be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties. The dwelling is located within the Murdoch Road Conservation area therefore subject to policy TB24 under the Managing Development Delivery Development Plan (MDD) and as a result, Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

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.

In design terms, the proposed front dormer and ground and first floor rear extensions are modest and subservient additions to the host property. The proposed rear dormer, while significant in bulk would be set within the roofline of the host dwelling and would be viewed in the context of the main side gable and the existing two storey gable so would not appear unduly 'top-heavy' or overly dominate the main house.

The ground floor rear extension would not be considered to be overshadowing toward 8 Wheeler Avenue as it would meet the 45 degree angle requirement under 4.37. In addition, a 6 feet high fence surrounds the property, therefore preventing any significant overshadowing occurring. In addition, the separation distance between the property and the dwellings on Culver Grove is at least 25m, therefore in excess of the minimum 22m requirement under figure 4.25 of section 4.7 of the BDG.

Given the limited depth of the proposed rear extension it is not considered this would result in any significant additional overshadowing or overbearing development to 8 Wheeler Avenue. Moreover, the proposed two additional windows would not result in any significant additional overlooking to the 3 Culver Grove given that an adequate back-to-back distance of 25m would still be retained with this neighbouring property.

The materials will match that of the existing property, therefore will be in keeping with the local design of the area. The front and rear proposed bathroom windows will need obscuring to maintain visual amenity. Hence, the proposal is considered acceptable in design terms and accord with policies CP1, CP2 and the BDG

Ecology

The dwelling is located in a Great Crested Newt (GCN) consultation zone and the submitted Method Statement has been determined to be appropriate by the Ecologist and as a result, they are unlikely to be affected by the proposal. In addition, the dwelling is unlikely to be the location of roosting bats as shown in the report.

For the above stated reasons, the development proposal should be considered appropriate.

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)

The proposal is CIL Liable ☐

The proposal is not CIL Liable ☒

Conditions

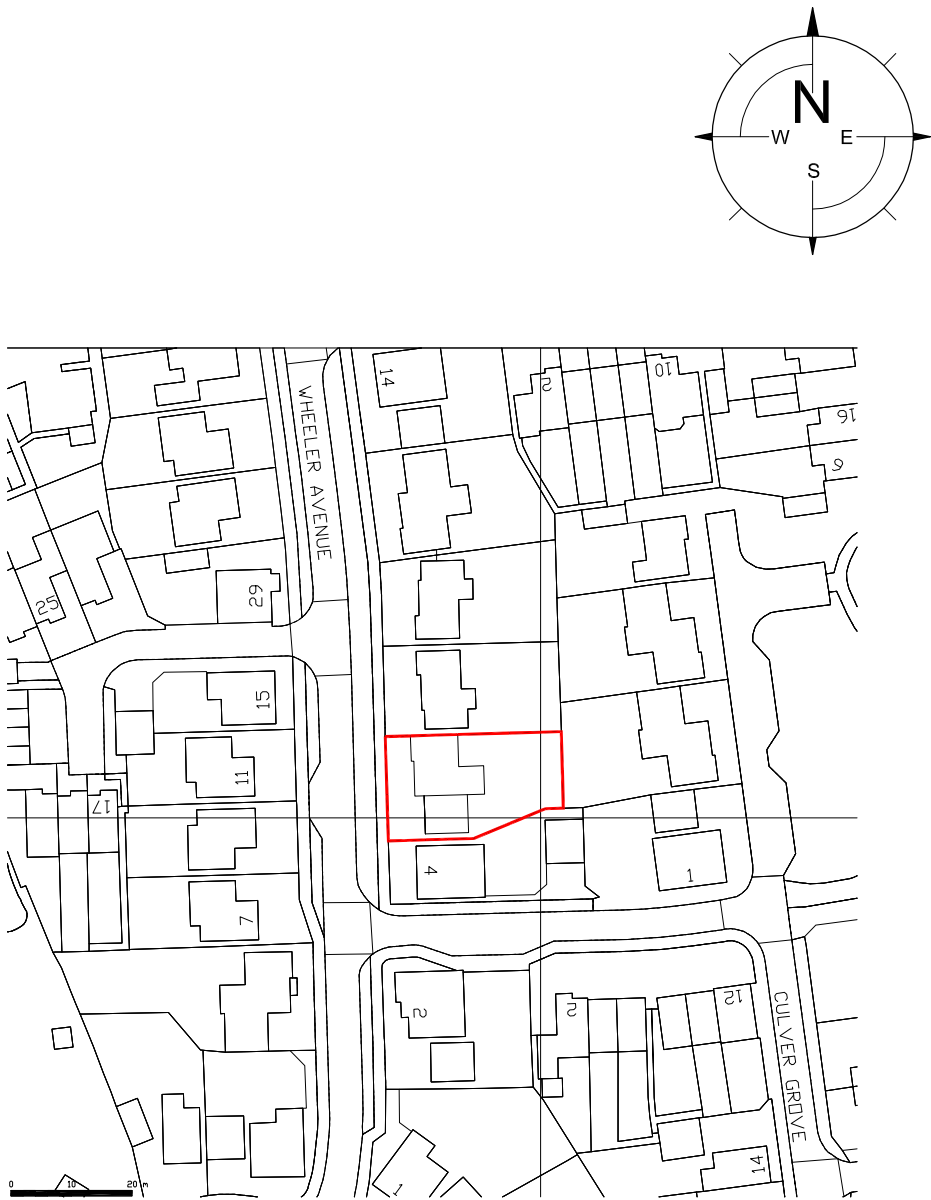
Officer recommended standard conditions: CA2, CA5, CB7

Officer recommended non-standard conditions: None

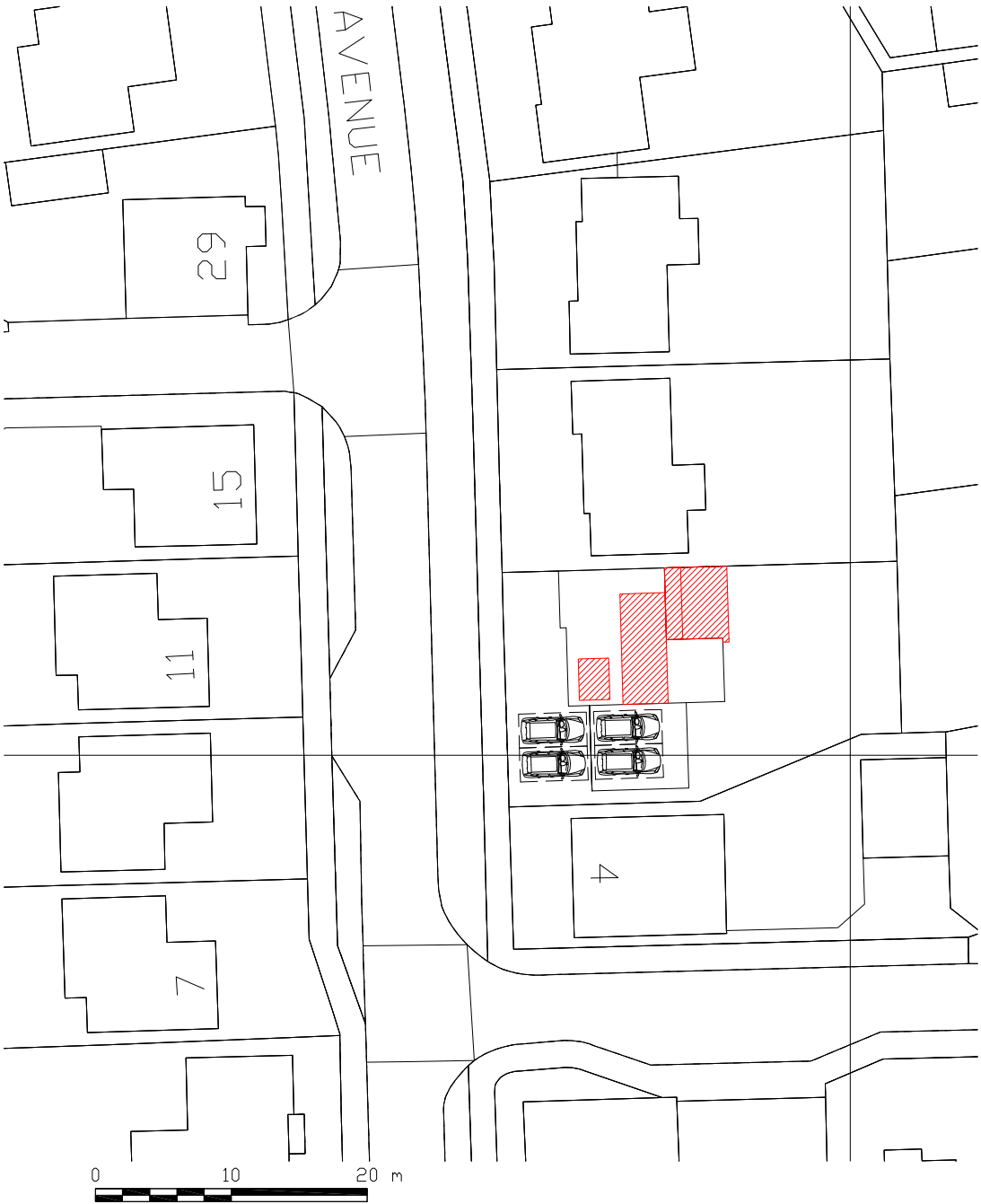
Consultee recommended conditions: CF2, CF4, CM8
Conditions agreed: Not required

RECOMMENDATION	
Recommendation:	Approval
Date:	14 July 2020
Earliest date for decision:	19 June 2020

Recommendation agreed by: (Authorised Officer)	
Date:	14/07/2020



Location Plan (1:1250)



Site Plan (1:500)

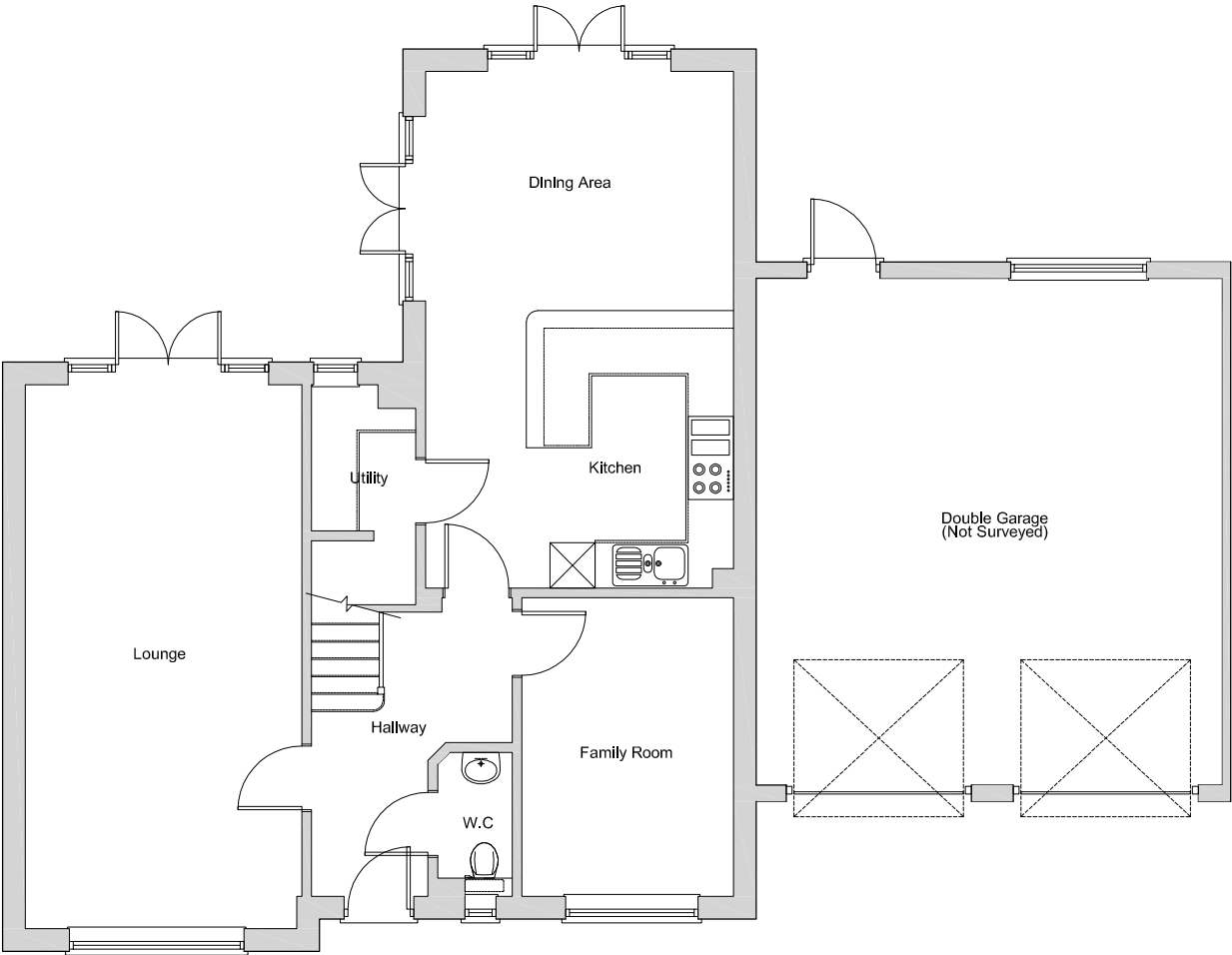
6 Wheeler Avenue
Wokingham
Berkshire RG40 5AH
project :

Site & Location Plans

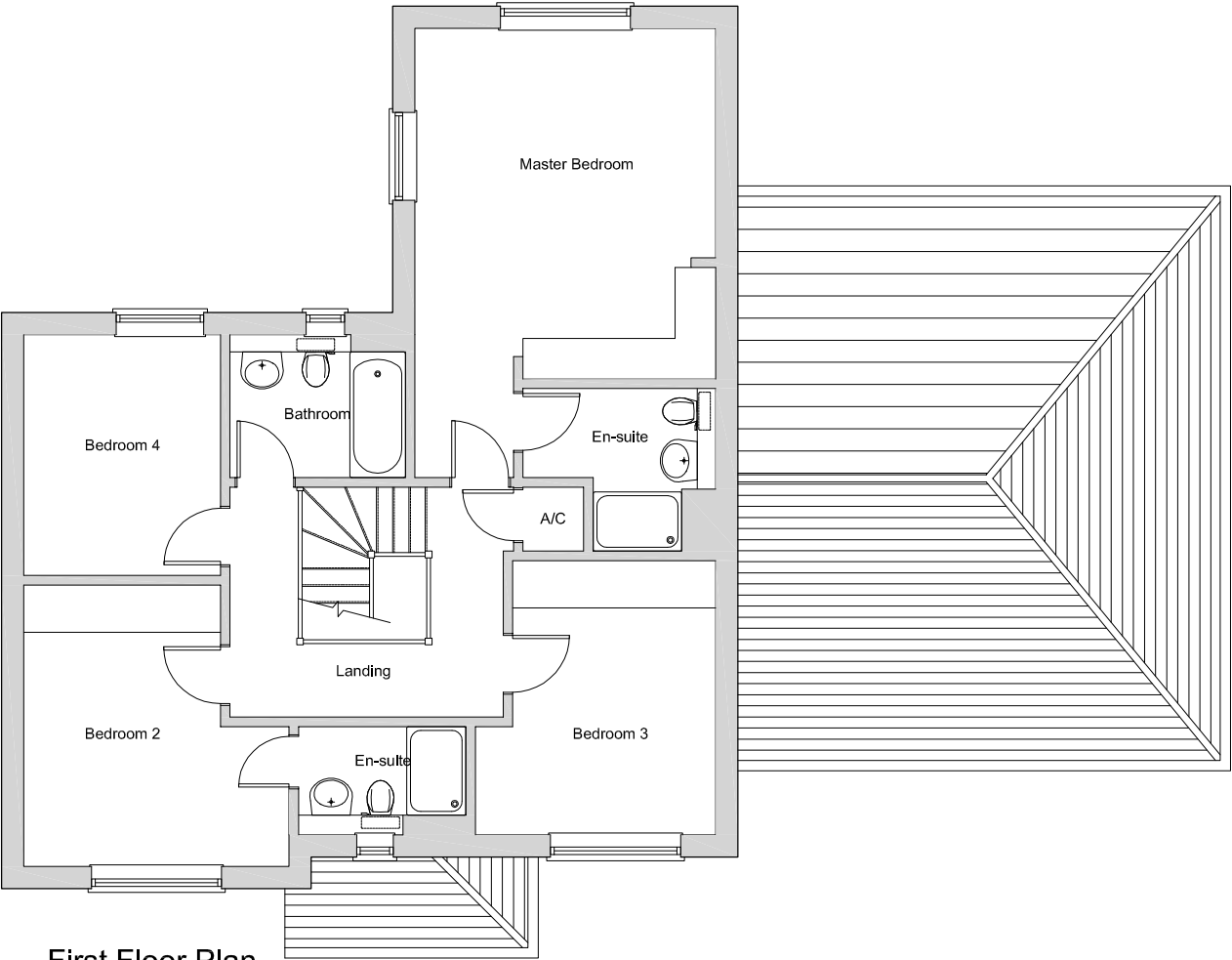
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Mr & Mrs. Biddlecombe
client :

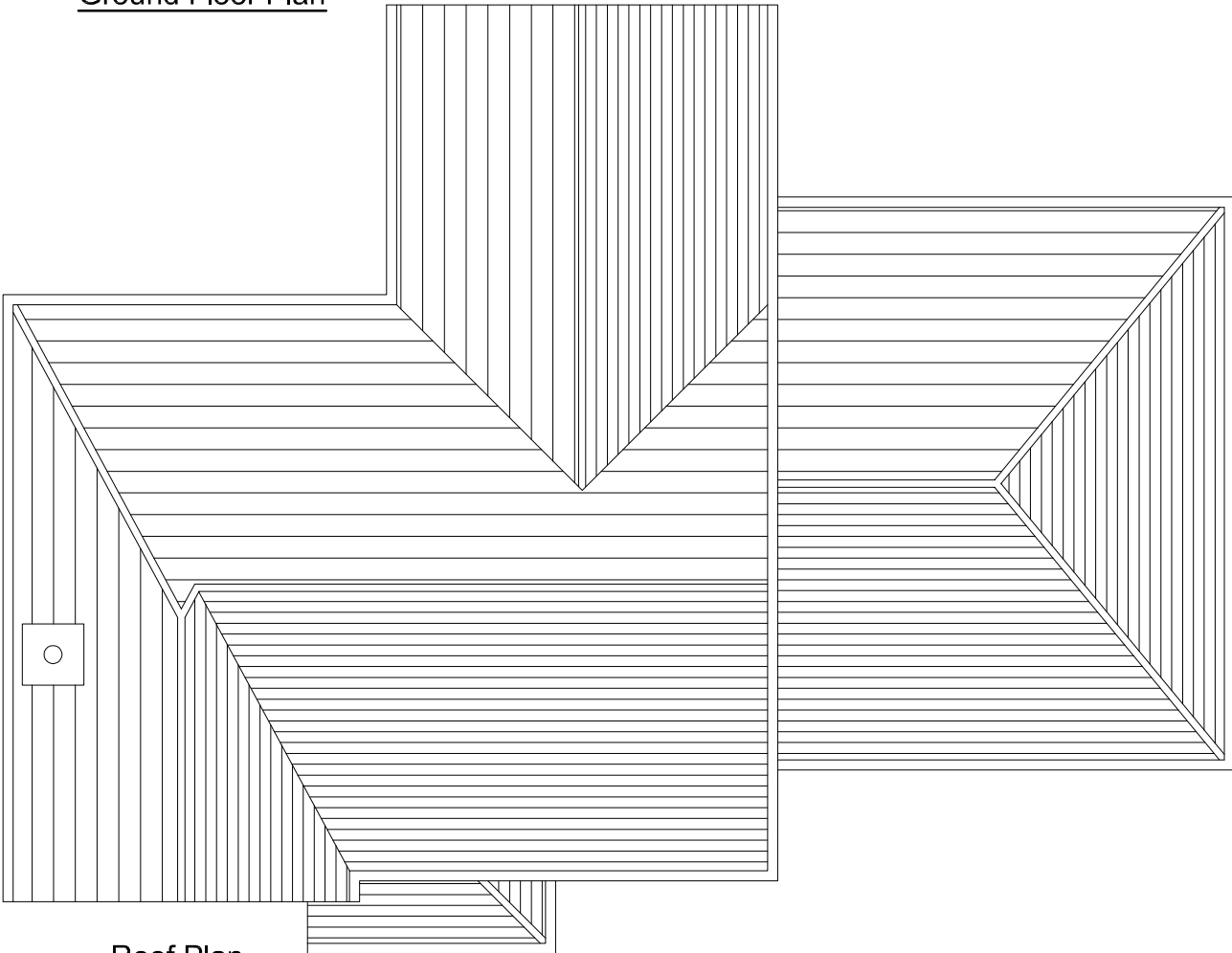
Lee Norris Design 27 Eden Way, Winnersh Wokingham, Berkshire RG41 5PQ Tel: 01189 787226 Mob: 07795 058193 E-mail: lee@leenorrisdesign.co.uk Web: www.leenorrisdesign.co.uk Planning and building regulations drawings for residential extensions, new build, renovation and conversion projects.	ref :	LN
	date :	Jan'20
	scale :	As Shown@A3
	project :	19-359
	dwg no. / rev :	005/A



Ground Floor Plan



First Floor Plan



Roof Plan

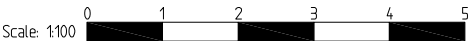
6 Wheeler Avenue
Wokingham
Berkshire RG40 5AH
project :

Existing Floor Plans

title :

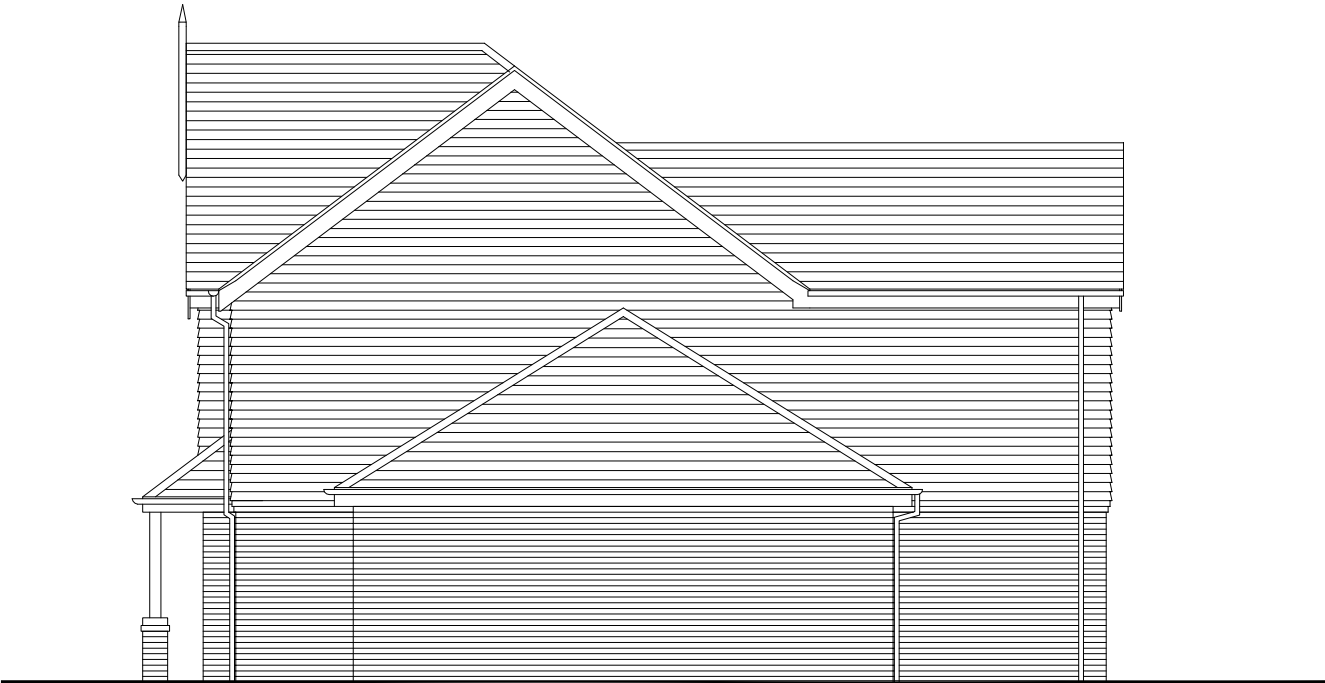
Mr & Mrs. Biddlecombe
client :

Lee Norris Design	ref : LN
27 Eden Way, Winnersh Wokingham, Berkshire RG41 5PQ Tel: 01189 787226 Mob: 07795 058193 E-mail: lee@leenorrisdesign.co.uk Web: www.leenorrisdesign.co.uk	date : Jan'20
Planning and building regulations drawings for residential extensions, new build, renovation and conversion projects.	scale : 1:100@A3
	project : 19-359
	dwg no. / rev : 001





Front Elevation



Side Elevation



Rear Elevation



Side Elevation

6 Wheeler Avenue
Wokingham
Berkshire RG40 5AH

project :

Existing Elevations

title :

Mr & Mrs. Biddlecombe

client :

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Planning and building regulations drawings
for residential extensions, new build,
renovation and conversion projects.

ref : LN

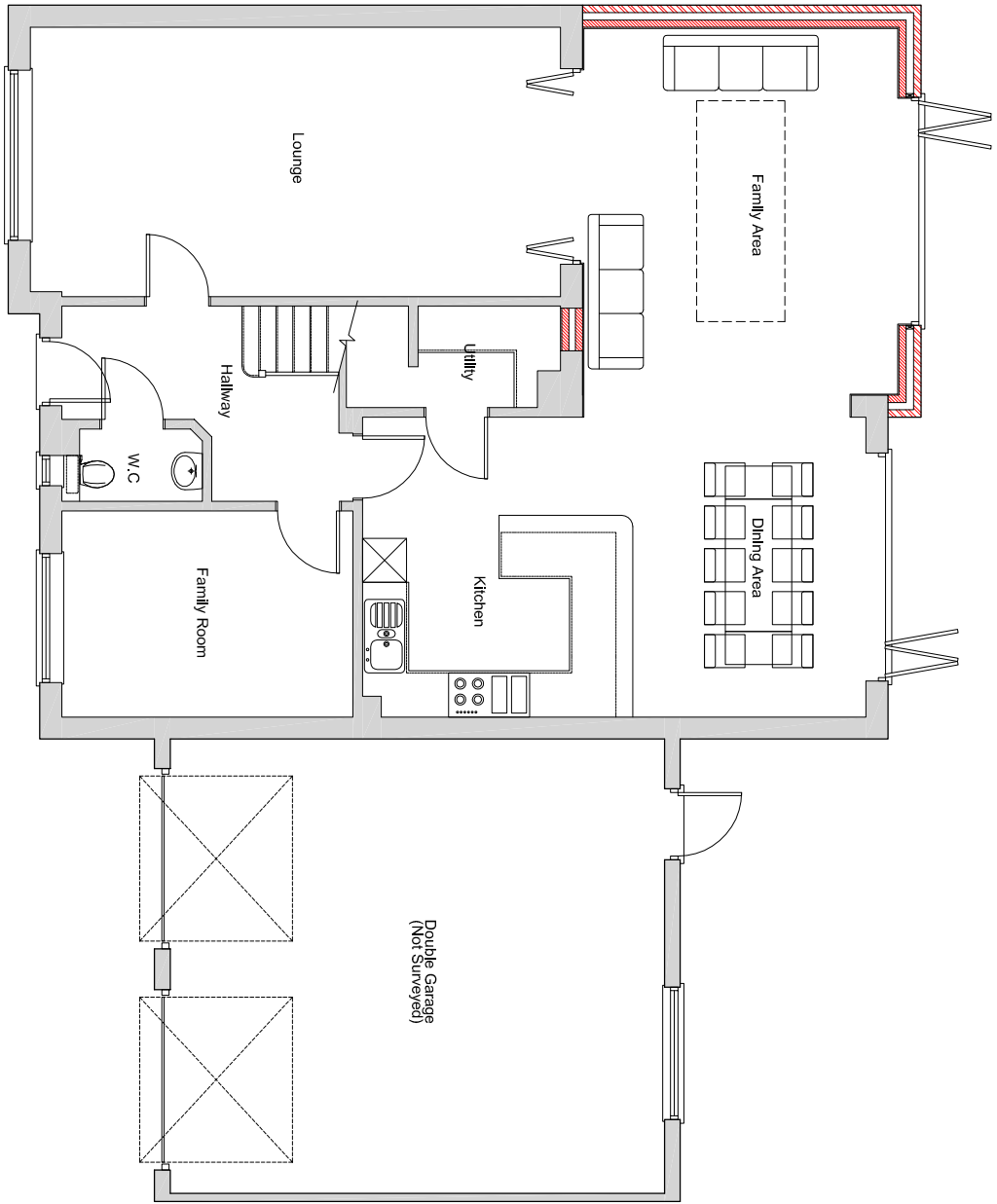
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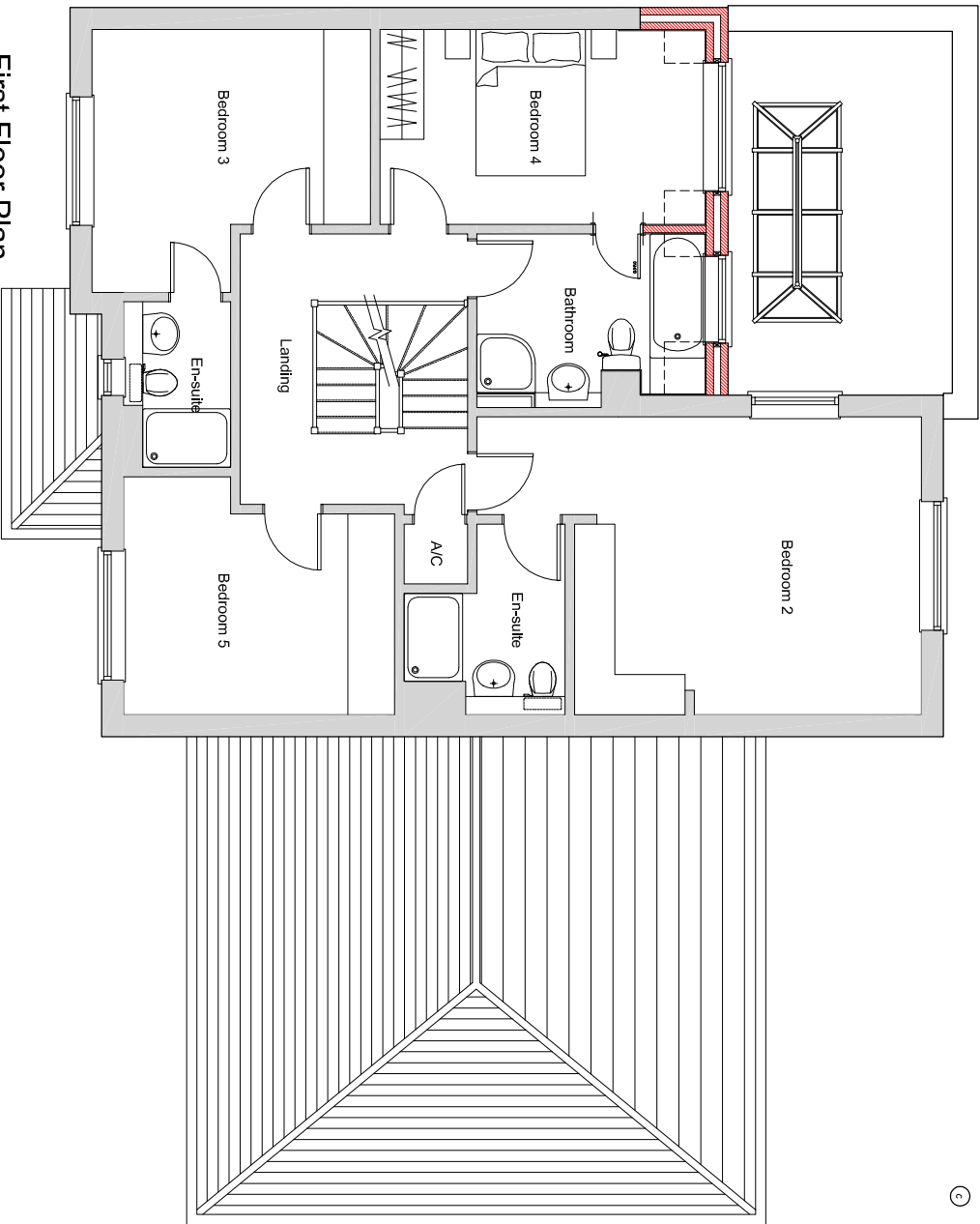
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dwg no. / rev : 002

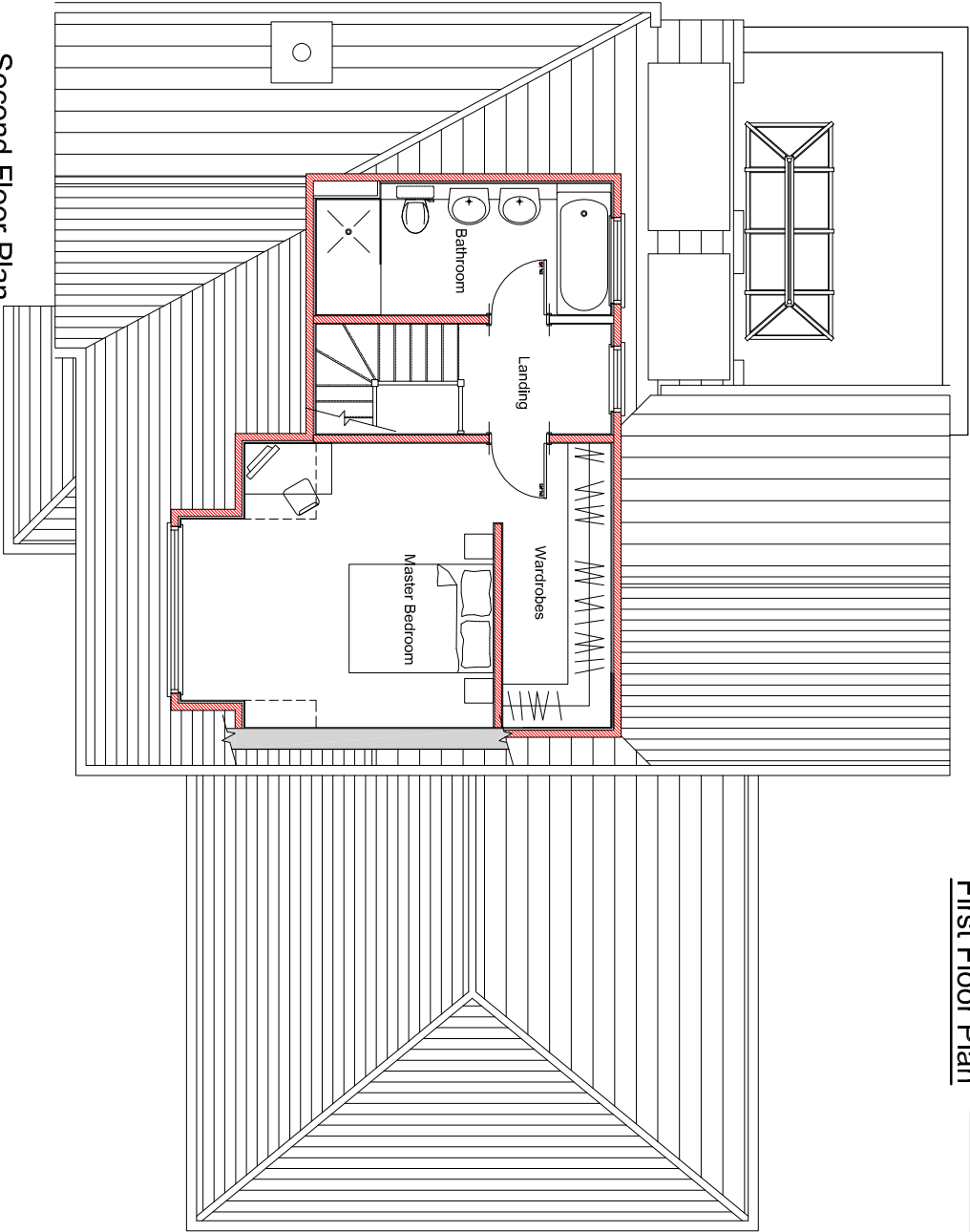
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Ground Floor Plan



First Floor Plan

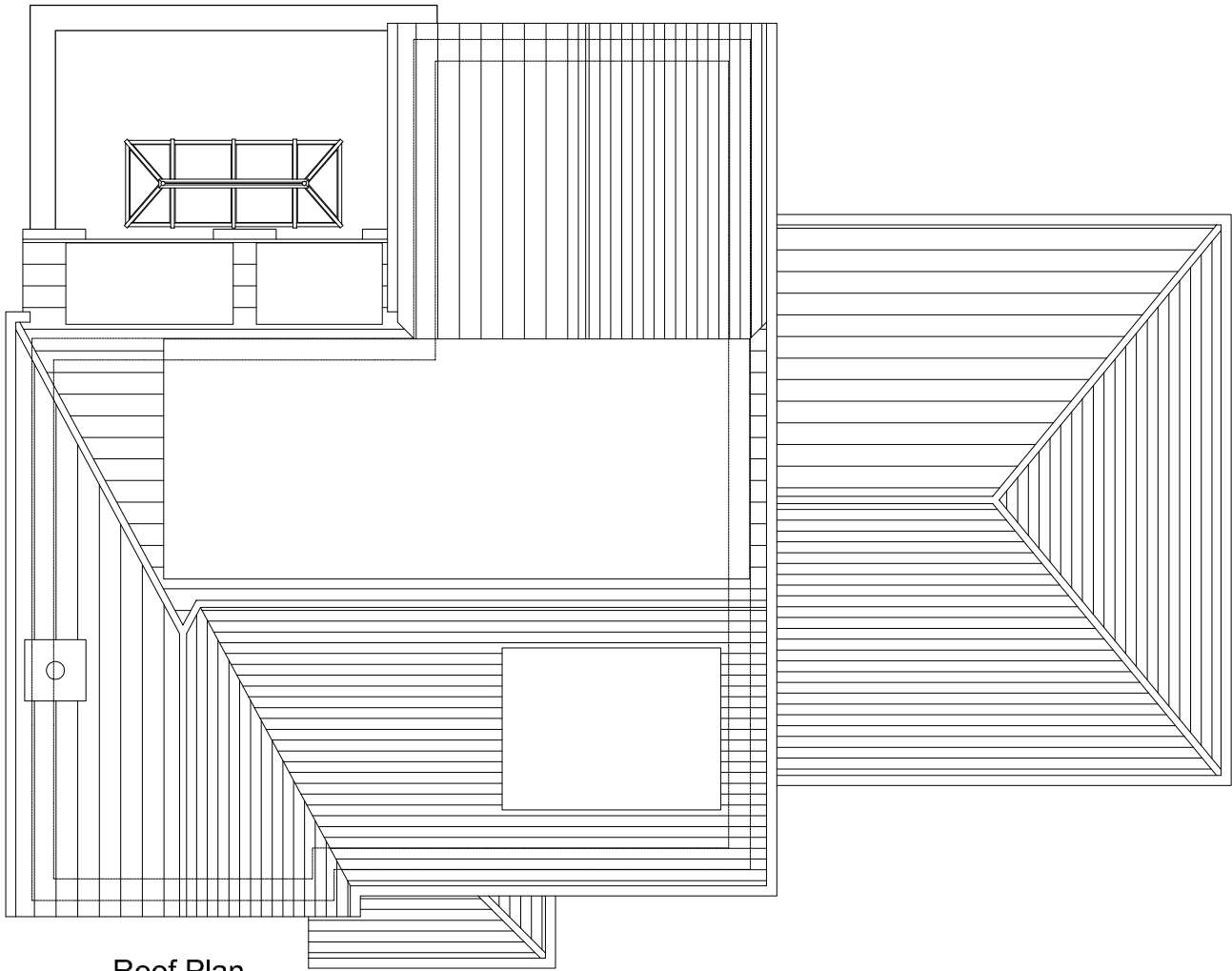


Second Floor Plan



Scale: 1:100

6 Wheeler Avenue Wokingham Berkshire RG40 5AH Project :		Title :	
Mr & Mrs. Biddlecombe		Client :	
Lee Norris Design		Ref : LN	
27 Eden Way, Winkfield Wokingham, Berkshire RG41 5PQ Tel: 01189 787226 Mob: 07785 058193 E-mail: lee@leenorrisdesign.co.uk Web: www.leenorrisdesign.co.uk		Date : Jan'20	
Planning and building regulations drawings for residential extensions, new build refurbishment and conversion projects		Scale : 1:100@A3	
		Project : 19-359	
		Dwg no / rev : 003	



6 Wheeler Avenue
Wokingham
Berkshire RG40 5AH
project :

Proposed Roof Plan
title :

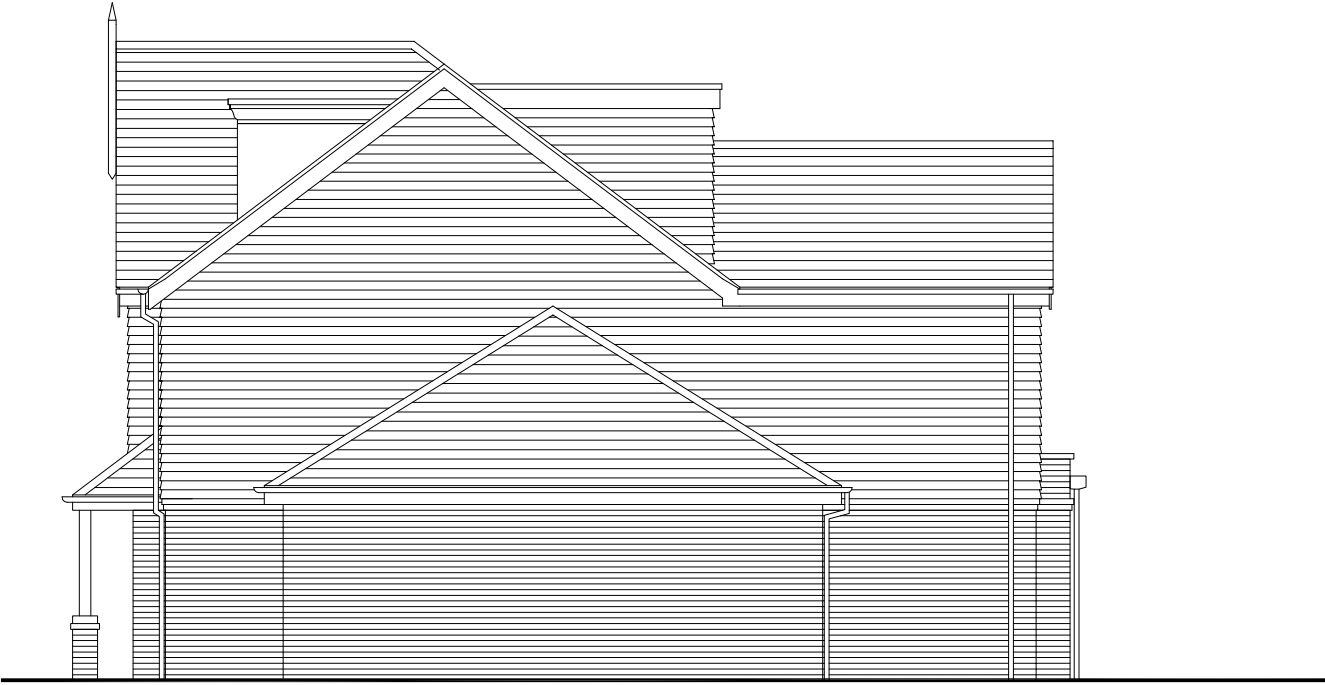
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27 Eden Way, Winnersh Wokingham, Berkshire RG41 5PQ Tel: 01189 787226 Mob: 07795 058193 E-mail: lee@leenorrisdesign.co.uk Web: www.leenorrisdesign.co.uk	date : Jan'20
Planning and building regulations drawings for residential extensions, new build, renovation and conversion projects.	scale : 1:100@A3
	project : 19-359
	dwg no. / rev : 006

Scale: 1:100 0 1 2 3 4 5



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

6 Wheeler Avenue
Wokingham
Berkshire RG40 5AH
project :

Proposed Elevations

Mr & Mrs. Biddlecombe
client :

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27 Eden Way, Winnersh Wokingham, Berkshire RG41 5PQ Tel: 01189 787226 Mob: 07795 058193 E-mail: lee@leenorrisdesign.co.uk Web: www.leenorrisdesign.co.uk	date : Jan'20
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