



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

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

Mr Robert Norris
Architectural Drawing
Services
Carlettdene, Church Hill
Midgham
Reading
RG7 5UQ

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 212882
Applicant Name: M. Greenwood & L. O'Neil
Site Address: 3 Francis Drive, Wokingham, RG40 5BA
Proposal: Householder application for the proposed erection of a single storey rear extension, plus loft conversion to create habitable accommodation, including the insertion of 2no. dormers and 3no. roof lights.

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 Block/Site plan, 01 A and 02 B received by the local planning authority on 26/08/2021. 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 - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension

hereby permitted shall be of 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. 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.

5. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

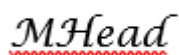
Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

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.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Signed



Marcia Head
Service Manager - Place & Growth
Date: 15 October 2021

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 as set out on the [.gov.uk](http://www.gov.uk) website 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 through the [Planning Inspectorate website](http://www.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](http://www.planningportal.gov.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.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://www.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

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:	212882
Site Address:	3 Francis Drive, Wokingham, RG40 5BA
Expiry Date:	20 October 2021
Site Visit Date:	17 September 2021
Proposal: Householder application for the proposed erection of a single storey rear extension, plus loft conversion to create habitable accommodation, including the insertion of 2no. dormers and 3no. roof lights.	

PLANNING CONSTRAINTS CHECK

The dwelling/site is not:

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



PLANNING HISTORY CHECK

There is no relevant planning history.



CONSULTATION RESPONSES

Internal

WBC Highways – No objections, subject to condtions.

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No. 2 Francis Drive – Objection - Requested clarification on the width, height and depth of the proposed single storey rear extension. - Loss of outlook concerns. No. 3 Eldridge Avenue – Objection - Aluminium material for the proposed bi-folding doors on the rear extension is not in keeping with the surrounding properties - The quantity of windows proposed will make the

	building overbearing. - Overlooking/Loss of privacy concerns.
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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:

Site description:

The application site relates to a two storey, semi-detached dwelling located within a residential cul-de-sac that is characterised by two storey detached and semi-detached dwellings that are similar in design and appearance.

Impact on the character of the area:

The proposed single story rear extension would have a width measuring approximately 4.5 metres, a maximum depth measuring approximately 3.1 metres from the main rear elevation and a mono-pitched roof with a height of approximately 2.6 metres at the eaves and approximately 3.9 metres at the rear wall of the existing building. As the extension would not be visible from the street, it would not adversely impact the character of the area.

It is acknowledged that the aluminium material for the proposed for bi-folding doors would not reflect those in the locality, however, as the bi-folding doors would not be visible from the public realm or have a dominant impact on the character of the building as a whole, it is considered that the material would have a negligible impact on the character of the area.

The proposed rear dormers would adopt a flat roof, would be set in from the eaves and would be set below ridge line. As it would not be visible from the street, it would not adversely impact the character of the area.

Impact of neighbouring properties:

The three new roof windows on the south side elevation would overlook public realm; properties across the street from the application site could potentially be overlooked by these windows. However, as these properties are located over 10 metres from the proposal, it is not considered that there would be any significant overlooking concerns. Furthermore, given that the proposed roof windows are of appropriate design and scale, it is considered that these windows would not appear as incongruous features in their setting or cause any adverse overbearing impacts.

The council's Borough Design Guide (BDG) sets out required separation distances in order to protect neighbouring residents from overlooking. Where back to back relationships occur between properties, it is advised that a 22 metre minimum gap is required. Neighbours at No.3 Eldridge Avenue have raised an objection on the grounds of overlooking into the rear garden space. The proposed dormer windows are approximately 21 metres from the rearmost wall of No. 3 Eldridge Avenue, which is slightly below the recommended separation distance outlined in the BDG. However, the application property and the neighbouring properties currently have a degree of overlooking into each others private rear gardens. Therefore, on balance, it is not considered that the impact of a shortfall of just 1 metre would be harmful over and above the existing overlooking situation in a way which would substantiate a reason to refuse this application.

The views offered from the proposed fenestration on rear elevation would be similar to that shared from the existing arrangement. It is acknowledged these windows would offer slightly elevated views into the rear garden of No.3 Eldridge Avenue and adjacent neighbouring properties, however, it would not exacerbate the current overlooking situation to a degree that would be significantly detrimental.

Given the single storey nature, modest depth and design of the proposed rear extension, it is considered that the extension would not result in any detrimental impact onto neighbouring properties in terms of loss of light, loss of outlook or overbearing.

Impact on amenity space:

The proposed single storey rear extension would not adversely impact the rear amenity space of the dwelling.

Highways:

There are four off-street parking spaces available at the application site. WBC highways have recommended that the existing garage and front driveway are retained for parking. These recommendations have been included as conditions.

Summary:

For the above reasons, the proposal is considered to be acceptable.

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, CB9	
Officer recommended non-standard conditions: None	
Consultee recommended conditions: CF2, CF4	
Conditions agreed: Not required	

RECOMMENDATION	
Recommendation:	Approval
Date:	12 October 2021
Earliest date for decision:	17 September 2021

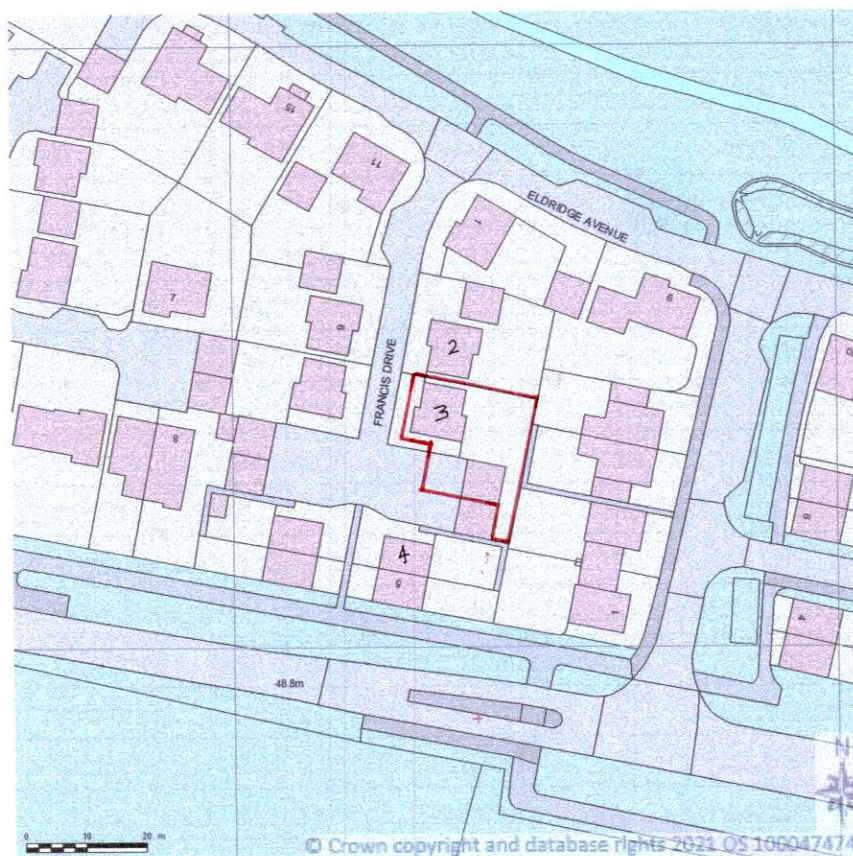
Recommendation agreed by: (Authorised Officer)	
Date:	15/10/21

SITE LOCATION PLAN

AREA 2 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 481034 , 170035



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Licence No: 100047474

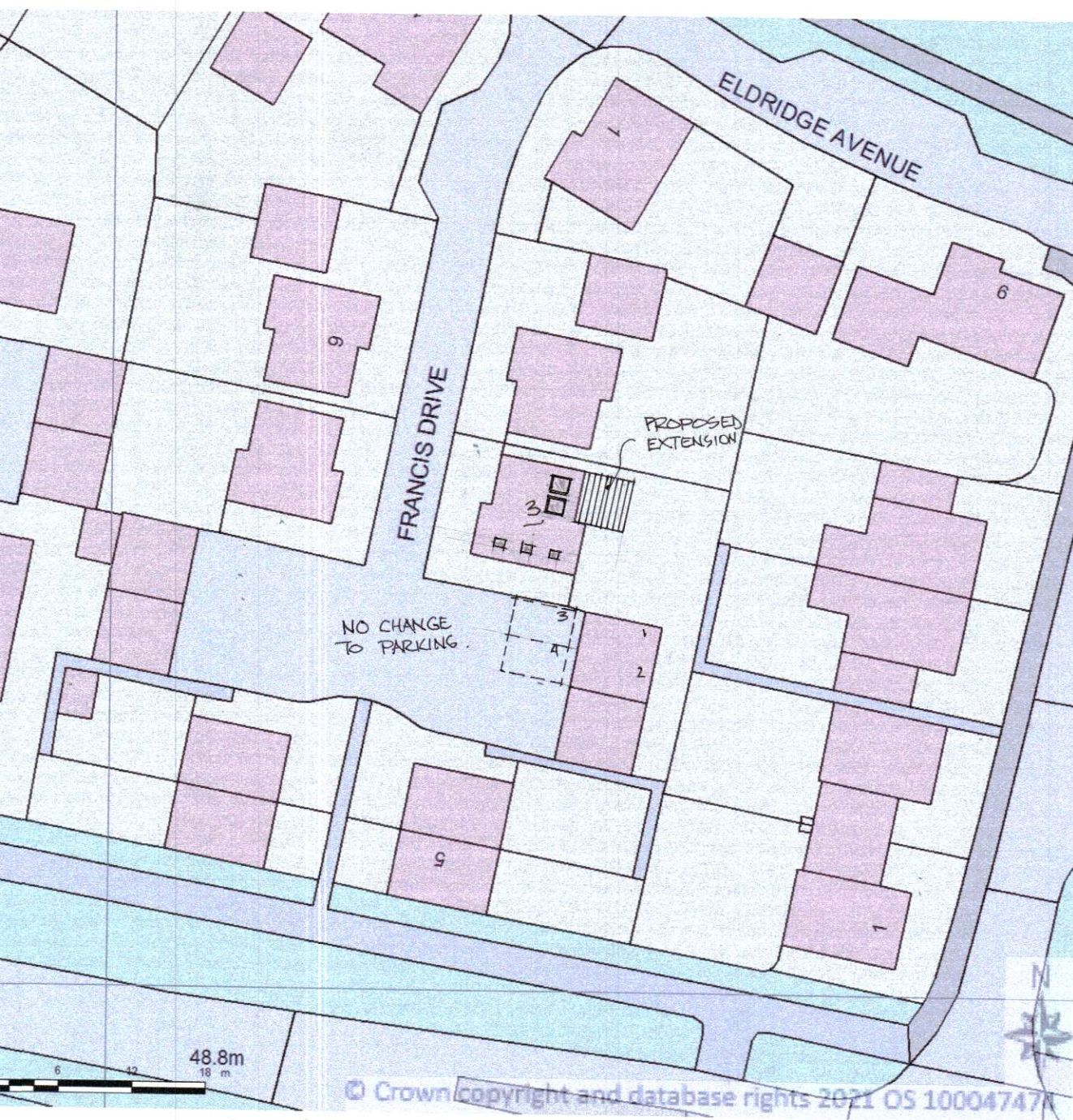
10:28:52 20/08/2021

BLOCK/SITE PLAN

AREA 90m x 90m

SCALE: 1:500 on A4

CENTRE COORDINATES: 481034 , 170035

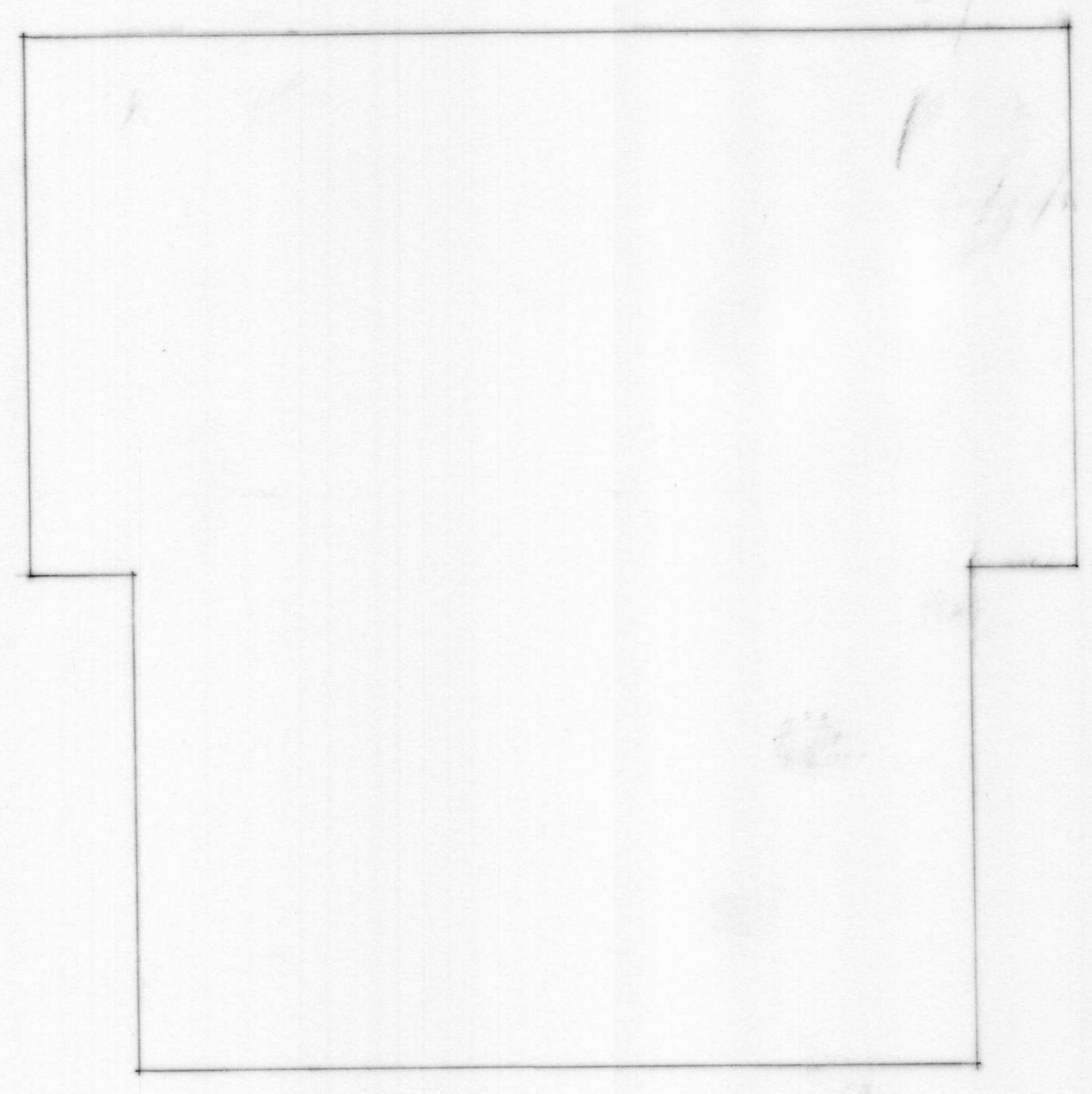
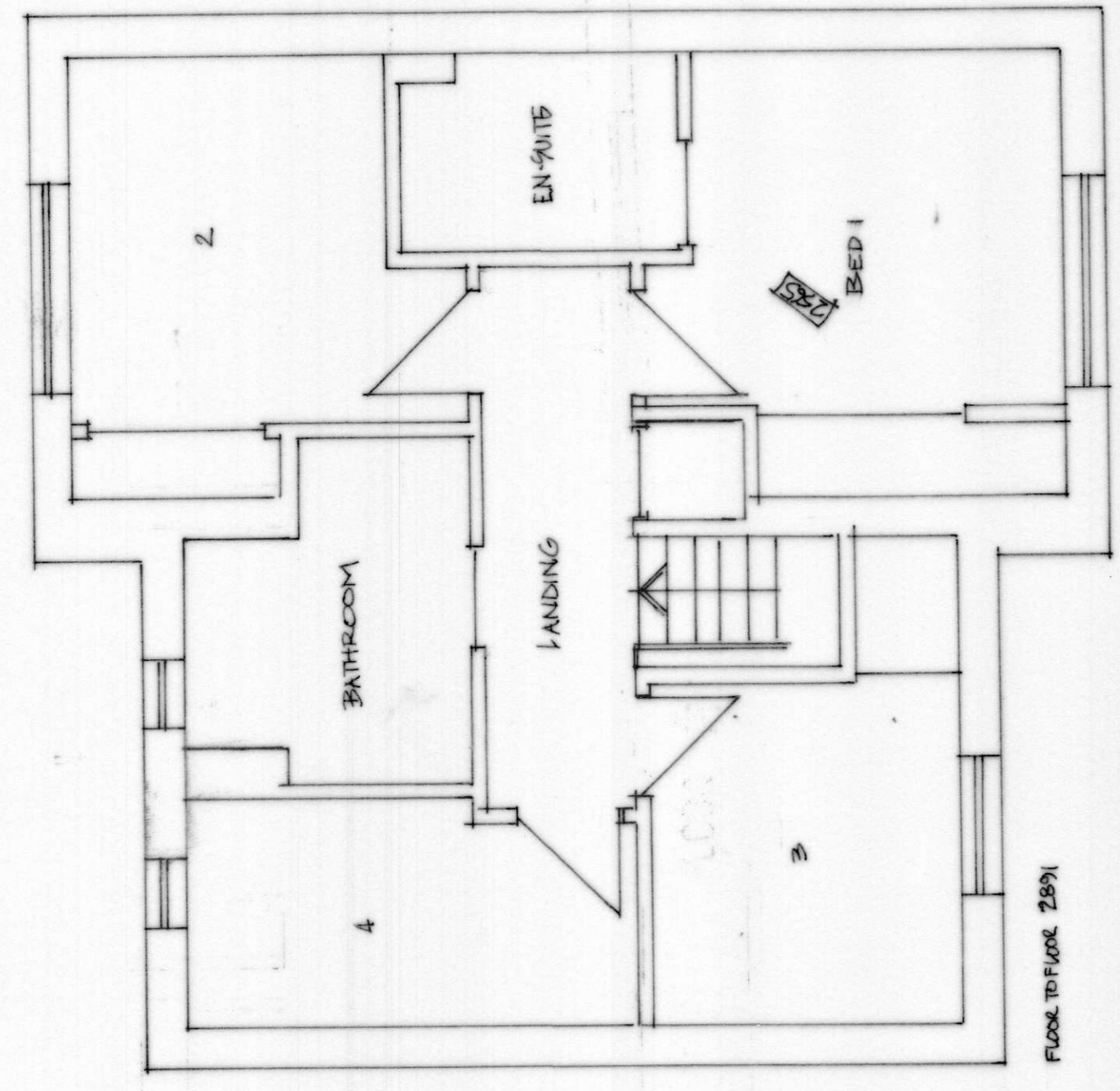
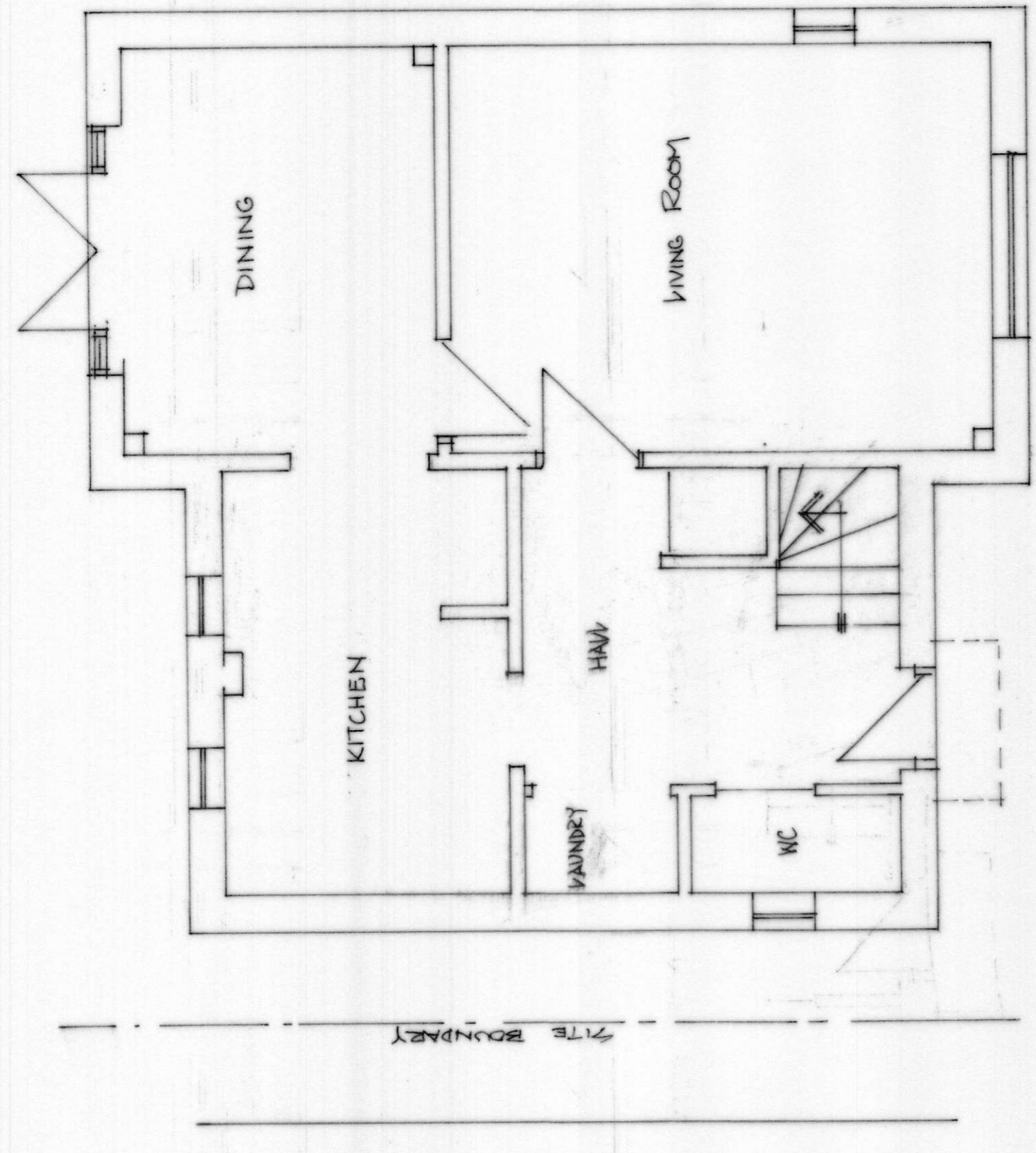
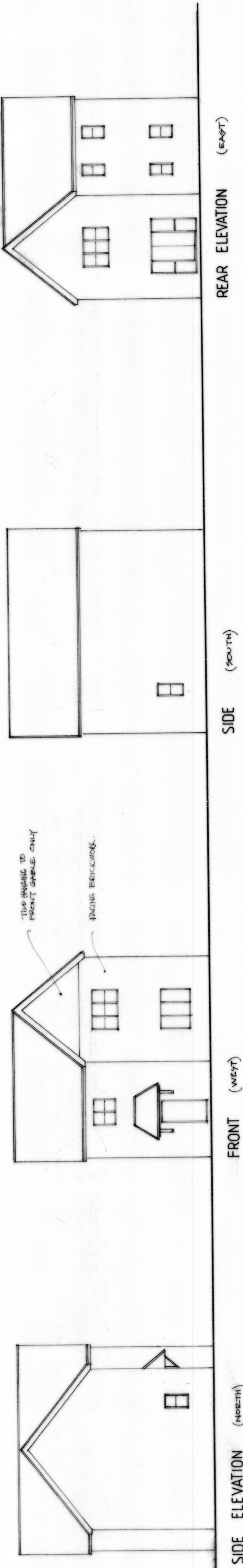


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10:28:59 20/08/2021

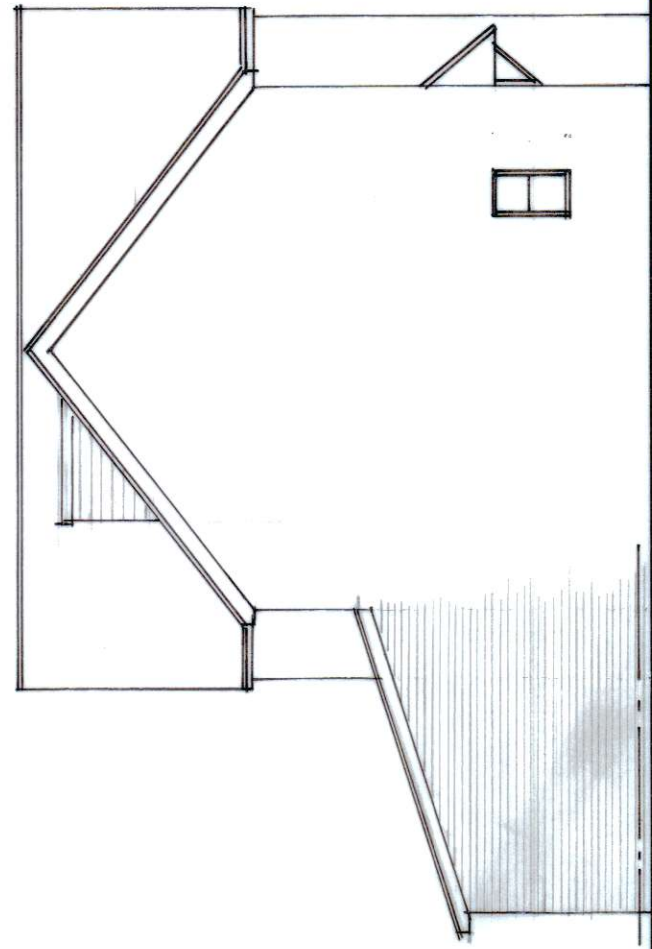


BY A 1:100 SCALE BAE CO. 2021

L. O'NEILL & M. GREENWOOD
3 FRANCIS DRIVE
WOLINGHAM RG 40 5BA
EXISTING
PLANS & ELEVATIONS
1:50 & 1:100
AUGUST 2021
/ 01 A

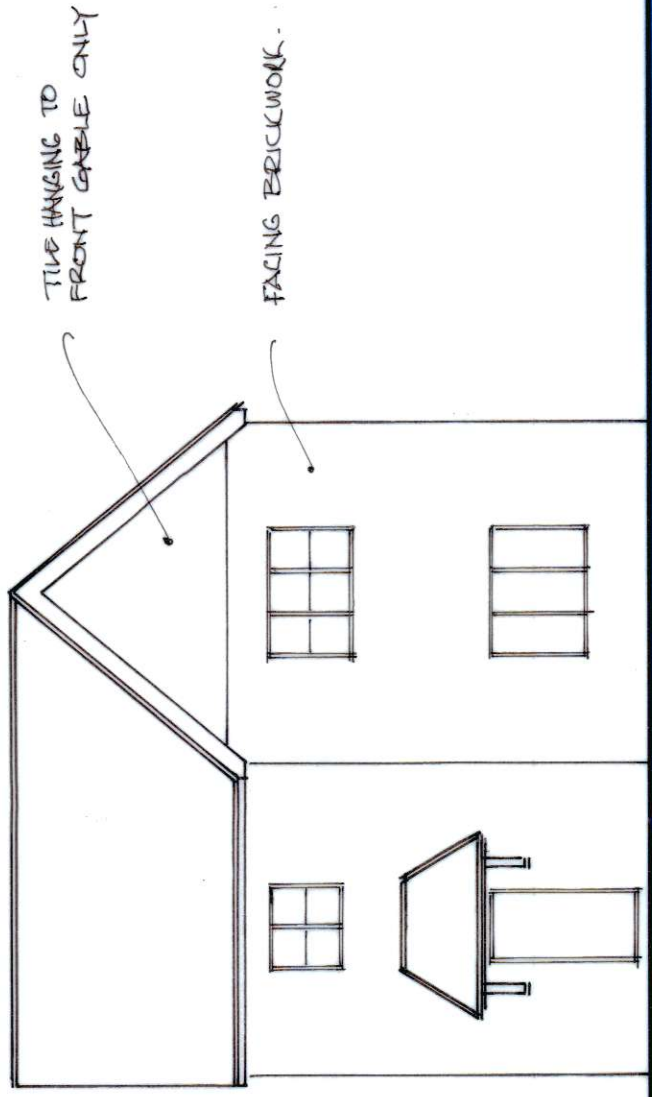
EXISTING PROPERTY DRAWN OUTLINE
PROPOSED WORKS SHOWN HATCHED / SHADED.

3 No. NEW ROOF VENTILATORS

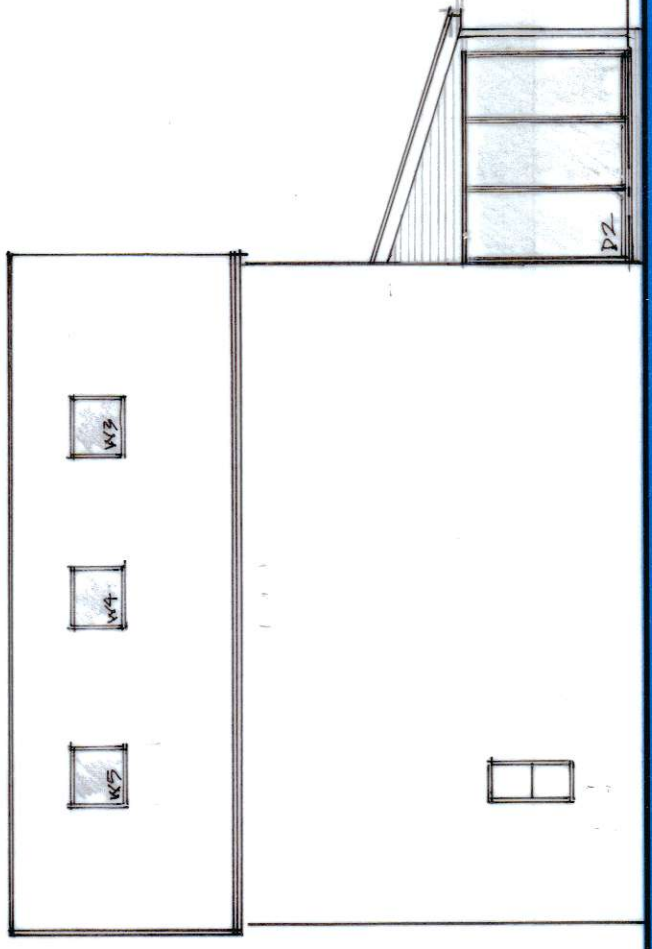


SIDE ELEVATION (NORTH)

scale 1:100



FRONT (WEST)

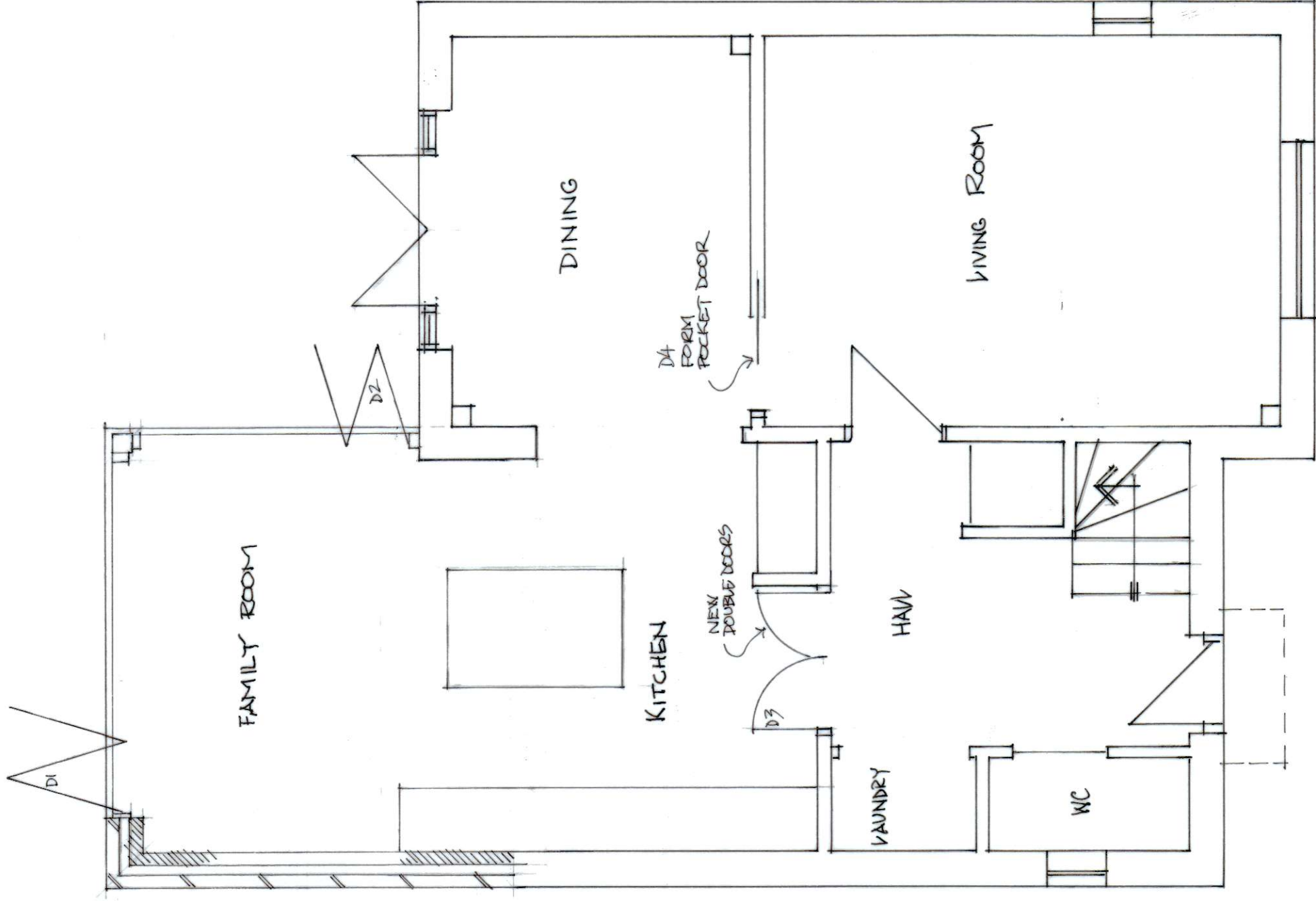


SIDE (SOUTH)



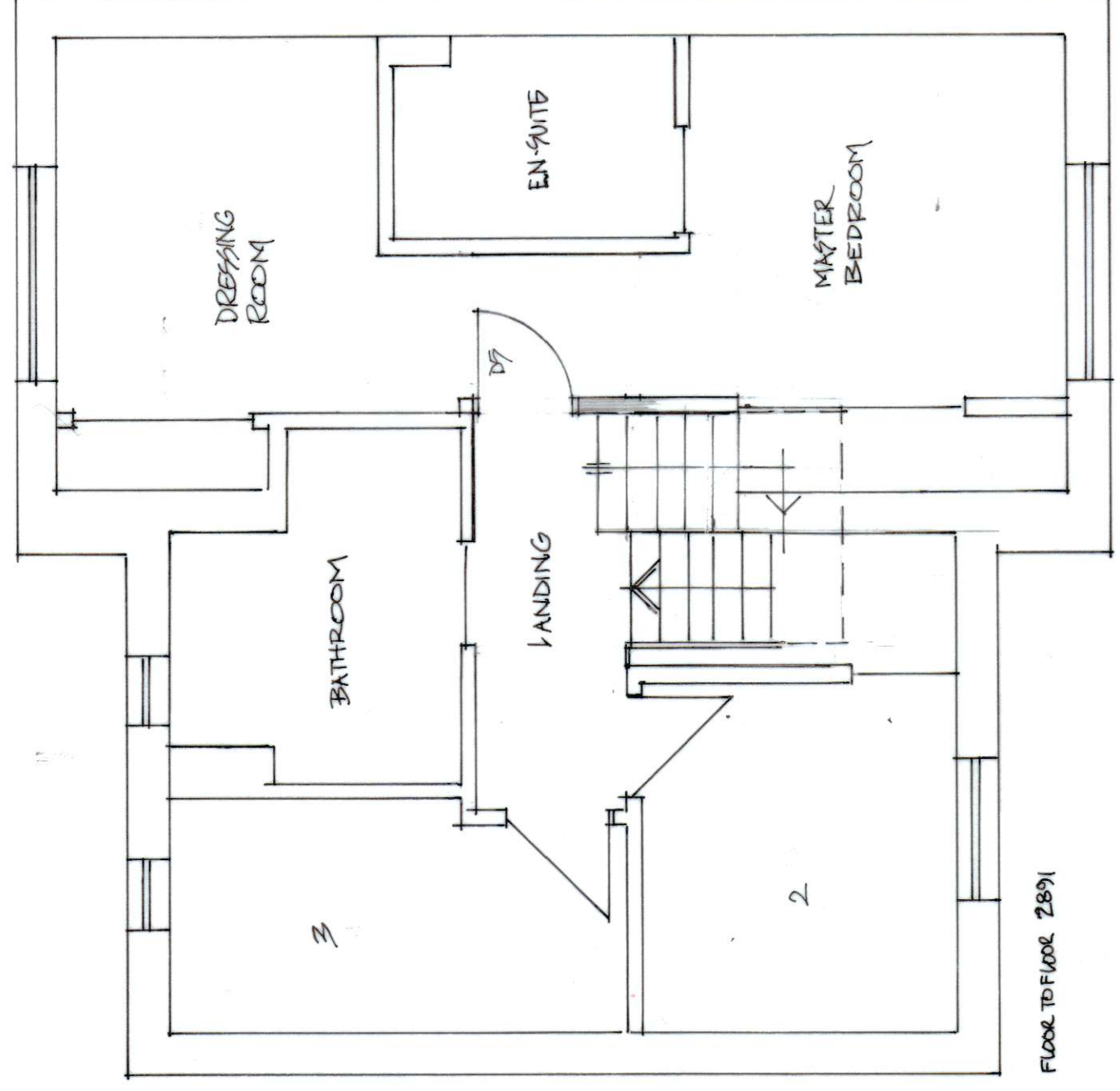
REAR ELEVATION (EAST)

2 NEW DORMERS/LOUVERED
THE HANGING TO FRONT GABLE ONLY
FACING BACKWALK
TO NORTH EASTING.
NEW ALUMINIUM BIFOLD DOORS.

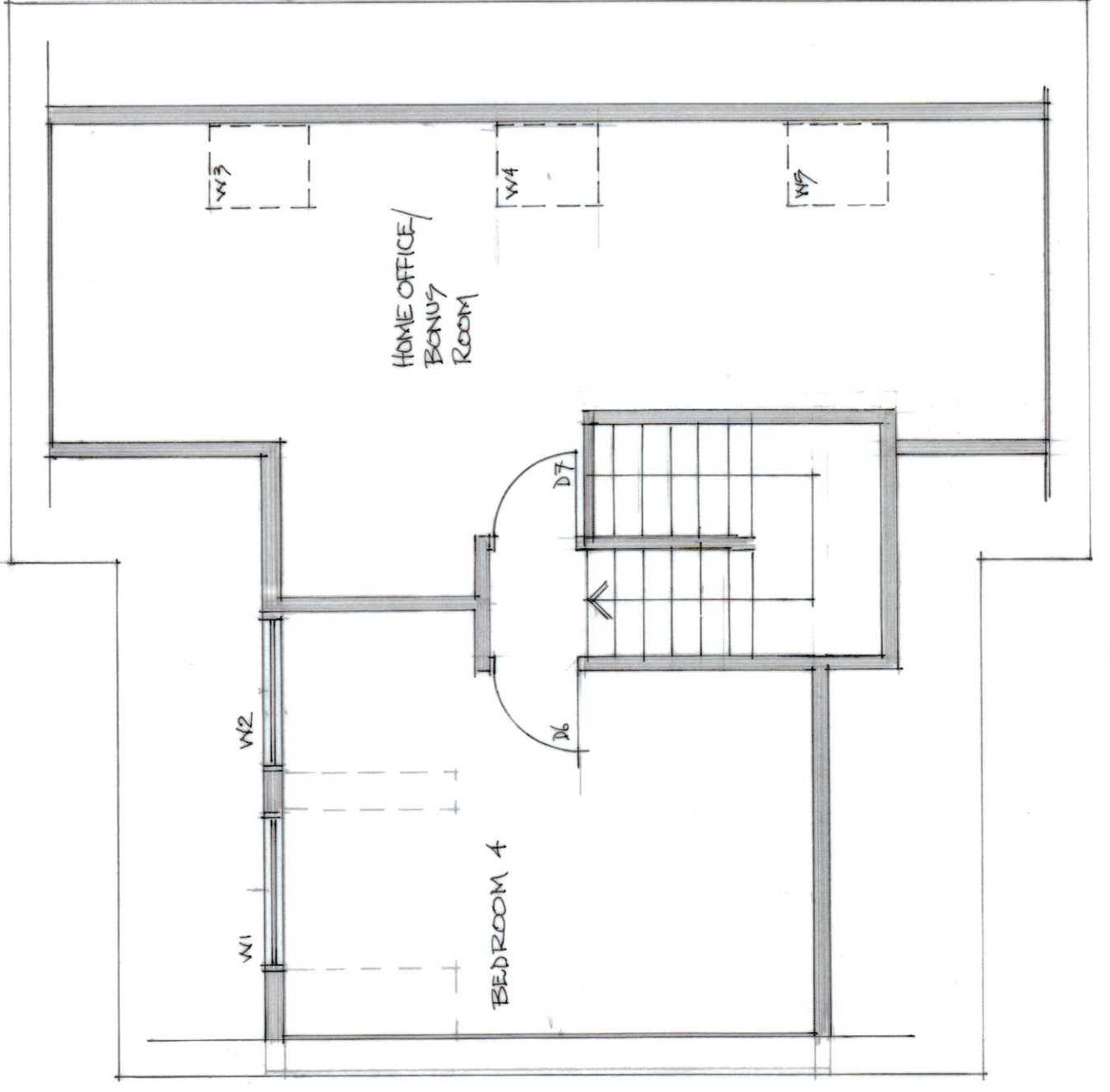


GROUND FLOOR PLAN

scale 1:50



FIRST FLOOR PLAN



LOFT CONVERSION

Rev B. (100 SCALE BAR CORRECTED)

L. O'NEILL & M. GREENWOOD

3 FRANCIS DRIVE
WOKINGHAM RG40 5BA

PROPOSED
PLANS & ELEVATIONS

1:50 & 1:100 AUGUST 2021

/ 02 8