

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241830
Site Address:	4 Old Mill Court, Twyford, Wokingham, RG10 9AF
Expiry Date:	13 September 2024
Site Visit Date:	26/07/2024
Proposal: Householder application for proposed single storey rear extension with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Badger Sett Consultation Zones
Contaminated Land Consultation Zone
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CC07 – Parking
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

None

CONSULTATION RESPONSES**Internal**

WBC Ecology - No comments received

External

N/A

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council - No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL**Site Description:**

The site relates to a two-storey semi-detached dwelling within the Major development location of Twyford. Within the immediate surrounding area, the properties are of similar design and structure with the majority having simple gable roof formations.

Proposal:

Planning permission is sought for the proposed erection of a single storey rear extension. The extension would be 4m in depth, approx. 5.2m in width, and would have an eaves height of approx. 2.7m. It would have a flat roof with 2 no. rooflights and would be made primarily of brick to match the existing dwelling. 1no. set of bi-folding doors would be installed to the rear elevation and 3 no. windows would be installed to the side elevation and the proposed extension would be mostly located on the existing patio area.

Consultation:

Officers note that upon original public consultation on 22/07/2024 adjoining neighbours were not notified. This was rectified on 14/08/2024 with a notification being sent separately to the impacted neighbour, therefore extending the consultation period to 03/09/2024. No comments were received within this time.

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 where there is a presumption in favour for sustainable development and as such the development is acceptable in principle

provided no material considerations dictate otherwise.

Design/ Character:

Core Strategy Policy CP1 requires developments to maintain or enhance the high quality of the environment.

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials, and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life.

Policy R23 of the Borough Design Guide SPD 2012 (BDG) states that any alteration or extension to an existing building should be well-designed, contribute positively to the local character and original building, and relate well to neighbouring properties.

Considering the location of the proposed extension at the rear of the application site, it would not be visible from the public domain. The rear extension would match the existing dwelling in terms of brickwork and fenestration design (which is secured by condition). It would be modest in terms of its size and scale according to the BDG, with a policy compliant depth and overall height of approx. 3m (excluding the 0.1 protrusion of the roof light). The proposed garden gate would not be visible from the street scene and would not sit in a higher position than the existing boundary treatment.

Accordingly, the proposals would not have a detrimental impact on the character of the area.

Residential Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. Policy R23 of the Wokingham Borough Design Guide (BDG, 2012) states that extensions and alterations to buildings should relate well to neighbouring properties. Policy R15 states that privacy, visual impact, and amenity for neighbouring properties should be maintained.

Overlooking:

The back-to-back separation distance with No. 25 Wargrave road, would be reduced however it is of note that the separation distance was already below the recommended 22m as stated in the BDG. Furthermore, this would not cause significant overlooking to either property owing to the development being single storey. Overall, the proposal would not cause any harmful overlooking or privacy issues in relation to neighbour amenity.

Loss of Light:

Policy R18 of the BDG states that dwellings must be designed to provide appropriate levels of daylight and sunlight to existing properties. The proposed rear extension would be single storey in nature, limited in depth and height and therefore notwithstanding location on the boundary would not result in the significant loss of light of No.3 Old Mill Court.

Overbearing:

The BDG states that the eave height of single storey rear extensions should not generally exceed 3m within 2m of a side boundary. Whilst the western flank does sit directly on the boundary contrary to R16 of the BDG, considering the eaves height of the proposed extension would be BDG compliant at c2.7m and ridge height at c3 metres no significant overbearing will result from the proposal in relation to neighbouring properties.

Highway Access and Parking Provision:

MDD Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off-street parking standards. Core Strategy Policy CP6 requires developments to provide appropriate vehicular parking, having regard to car ownership. P3 of the Borough Design Guide SPD notes that parking spaces should be safe and convenient, close to the dwelling, and sited to minimise impact upon safety.

The proposal would not result in any additional habitable rooms (rather the extension of the existing dining room), and the existing parking provision on site would remain unchanged. The application therefore meets the Council's parking and highways standards.

Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11m is a generally accepted depth for private garden space.

The proposal would reduce the existing garden depth on site, which was already above the recommended 11m stated in the BDG at 17.7m. The garden depth would be reduced to 13.7m which is above the recommended 11m stated in the BDG. There are no objections raised on this basis.

Ecology:

Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance, and integration with the wider green infrastructure network.

The application site is located within an area suitable for bat roosting. However, the proposal involves no works to the main roof of the dwelling and so it is considered unlikely that this protected species would be impacted by this application. An informative will be included on the decision notice to remind the applicant of procedure in the event that any bats or evidence of bats are found prior to or during the development works.

The site also falls within an amber risk zone for Great Crested Newts. Due to the small scale of this householder development and its location over 50m from a known water source, it is considered that this protected species would not be harmed by this proposal. An informative will be included on the decision notice to remind the applicant of procedure in the event that any Great Crested Newts or evidence of such are found prior to or during the development works.

Conclusion:

Overall, with the above in mind, the proposal for a single storey rear extension and 1 no. side gate is acceptable, as is accordingly recommended for approval subject to conditions.

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:	Approve
Date:	4 September 2024
Earliest date for decision:	4 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	04.09.24