

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242030
Site Address:	8 Salmond Road, Shinfield, Wokingham, RG2 8QN
Expiry Date:	8 October 2024
Site Visit Date:	23 August 2024
Proposal: Householder application for the proposed erection of a part single part two storey front extension, two storey side extension, part single part two storey rear extension, a loft conversion to create habitable accommodation including the erection of 2no. rear dormers following demolition of the existing detached garage, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Shinfield
Great Crested Newt Consultation Zone – Red Risk Zone
Ground Water Zones
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones – Red Risk Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development 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 CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No relevant planning history for the site		

CONSULTATION RESPONSES**Internal**

WBC Highways – No objection subject to condition(s)
WBC CIL – Development is CIL liable
WBC Ecology Householder – No objections

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council object to this application as it is increasing from 3 to 7 bedrooms and car parking remains at 3 spaces.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL**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:

The proposed two storey element of the front extension would have a gable roof form, expanses of modern fenestration and would protrude approximately 2.3 metres from the dwelling's frontage. Whilst this element of the proposals would be relatively visually prominent within the street scene, its impact would not be adverse and it replicates the form of no.9 Salmond Road's front extension on the opposite side of the road. Overall, its impact on the character of the area would be acceptable.

The single storey element of the front extension would have a mono-pitch roof form

and would stretch the width of the dwelling's frontage, protruding approximately 2 metres from the building line. This element of the proposals is visually modest and a subservient addition to the dwelling. Overall, its impact on the character of the area would be acceptable.

The proposed two storey side extension would continue the dwelling's existing gable roof form, aligning with its ridge line and principal building line. Whilst the Borough Design Guide does recommend such extensions to be set back from dwellings' building and ridge lines, in this instance the extension retains an adequate separation distance from the adjacent side boundary of 1 metre and due to the relationship with the adjacent property, there are no terracing effect concerns. The extension would be subservient to the host dwelling and would have an acceptable impact on the character of the area.

The two storey element of the rear extension proposed would have a hip to crown roof form and would in total protrude approximately 3 metres from the rear of the dwelling. Whilst crown roof forms are generally discouraged, its modest depth combined with the hipped roof element adequately offsets its relatively incongruous form and views from public viewpoints would be skewed and fleeting. Overall, the impact on the character of the area would be acceptable.

The single storey rear extension would have a flat roof form and would protrude approximately 3.8 metres from the rear of the dwelling. As the extension's form would be well screened from the street scene, the impact on the character of the area would be acceptable.

The proposed rear dormers would have flat roof forms and would comply with the Borough Design Guide in that both would be legibly set in from the sides and ridge line of the roof. Their flat roof form is generally out of keeping with the dwelling's main roof form but their scale is very modest and would be well screened from public viewpoints. Overall, their impact on the character of the area would be acceptable.

Neighbouring Amenity:

Overlooking:

The rear fenestration proposed retains at least a 26 metre back to back distance from each neighbour to the east of the site which complies with the Borough Design Guide, there are therefore no overlooking concerns in this regard.

The additional fenestration on the frontage would retain the same outlook as the existing fenestration which is acceptable.

Loss of Light & Overbearing:

The separation distances between the form of the rear extensions and the two adjacent neighbours (no.2 Pendred Road & no.6 Salmond Road) overcomes any adverse loss of light and overbearing concerns.

With regards to the two storey side extension, the extension retains a 1 metre separation distance from the side boundary shared with no.6 Salmond Road and the only fenestration minorly impacted on no.6's side elevation are an entrance door and a very narrow secondary window. Overall, the impact would be acceptable.

Highway Access and Parking Provision:

The proposals involve the loss of the existing garage and an increase in habitable rooms. The proposed site plan indicates space for 4no. vehicles that would utilise the existing dropped kerb access. WBC Highways consider this acceptable and subject to compliance with the parking layout, they raise no objections.

It is acknowledged the proposed site plan indicates that the existing telegraph pole is to be repositioned. An alternative location is not provided and WBC Highways do not consider it necessary to facilitate to the development. The applicant is therefore advised to contact the relevant utility provider and pursue this separate from this planning application.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Landscape and Trees:

No vegetation would be adversely harmed by the proposed development.

Ecology:***Bats:***

WBC Ecology have read the Preliminary Ecological Appraisal (DWB0 (Urban Tree Experts, Ref SPH/NP/PEA-24/16.07, 6 August 2024) and reviewed the plans and elevations submitted in support of the application.

WBC Ecology are satisfied that the survey effort and methodology are adequate and support the Ecologist's conclusion that the property and garage currently have negligible potential to support roosting bats. There are no ecological objections to the development proposed.

The standard Bat informative will be added as a precaution.

Great Crested Newts:

The application site is located within a Red Risk Zone for Great Crested Newts but the nearest pond is over 250 metres away from it to the east. The proposed development would be modest in footprint and largely sited on areas of existing hardstanding. Overall, there is no anticipated harm on this protected species.

The standard Great Crested Newt informative will be added as a precaution.

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:	Approval
Date:	11 September 2024
Earliest date for decision:	5 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.09.2024