

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242585
Site Address:	36 Malvern Way, Twyford, Wokingham, RG10 9PX
Expiry Date:	11 December 2024
Site Visit Date:	24 October 2024
Proposal: Householder application for the erection of 1.no dormer to the front and 1.no dormer to the side to facilitate habitable living accommodation and removal of the chimney (retrospective).	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
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
Borough Wards
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC10 – Sustainable Drainage TB07 – Internal Space Standards
Joint Minerals and Waste	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM14 - Ancillary development

Plan (JMWP)	DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no planning history.	

CONSULTATION RESPONSES

Internal

WBC Highways – No objection (22/10/2024).
WBC CIL – Not CIL liable (21/10/2024).
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Objection (06/11/2024).
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a semi-detached, one and a half storey property located on Malvern Way, Twyford. Malvern Way consists of a range of property types including detached bungalows, semi-detached bungalows and detached two-storey dwellings. Properties are of a similar age with many of the properties having benefited from alterations and extensions.

The application site is located towards the eastern end of the road. Properties along this section of the road comprise of mainly bungalows.

The application site is set back from the road behind a lawned garden with established shrubs and a driveway providing off-street parking.

Typical materials include brick, hung tiles, render with examples of faux timber cladding added as later additions to a number of properties along the road.

Proposal:

This application seeks retrospective approval for the installation of one front and one side dormer in the main roof and the demolition of the original chimney. The front dormer would have a flat roof form and would measure approximately 3.1m in width

and 1.46m in height. The side dormer would also have a flat roof form and would measure approximately 2.1m in width and 1.4m in height.

The dormers would be constructed from grey uPVC cladding with fibreglass roofs.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

There is no uniform vernacular in Malvern Way. Many of the properties have been enlarged and reconfigured over time which has created a mix of property design and style. Although the insertion of the front and side dormer windows introduces a new feature to the bungalows along the eastern side of Malvern Way, they are subordinate to the main house, as they are set in from the sides of the roof and set back from the eaves line, which complies with the guidance set out in the Borough Design Guide (BDG). The dormers also comply with the guidance in that they do not project above the existing ridge line.

Page 34 of the BDG states that 'The character of a place is created by the design of all different elements and the degree of consistency or variety'. This includes 'the arrangement and form of buildings, including the building line and gaps between buildings' and 'the architectural design of buildings'. Page 59 of the Twyford Neighbourhood Plan states 'It is important that any new development demonstrates a connection with local character'. Although the dormers introduce a new architectural feature to the bungalows that surround the host dwelling, there are other examples of front facing dormer windows on properties on Malvern Way and adjoining New Road. These include nos.1 and 20 Malvern Way and no.41 New Road. Therefore, these additions to the streetscape would not appear obtrusive and would not adversely impact the character of the host dwelling or local area. Furthermore, the side dormer is set back approximately 1.9m from the flank wall of the host dwelling which allows the views through to the green backdrop of the rear garden to be retained. It also maintains the existing gap between the host dwelling and no.38 Malvern Way and does not disrupt the existing front or flank building lines.

The proposed materials would include a fibreglass flat roof and uPVC cladding on the dormer walls. Many properties along Malvern Way have already integrated cladding as

a design feature, examples include nos.3, 24, 28 and 30. Therefore, the proposed materials would be sufficiently in-keeping with the style of the local area and are considered acceptable.

Neighbouring Amenity:

Overlooking:

The proposed side dormer would serve a bedroom and would face directly towards the flank wall of no.38 Malvern Way. There is one ground-floor window in the flank wall of no.38 that serves a habitable room. Due to the host dwelling being located close to a corner section of Malvern Way, the adjoining pair of semi-detached bungalows is sited more than 4m further forwards of the building line of the host dwelling. Therefore, the side dormer would inflict oblique views of the neighbouring side facing window and neighbouring rear garden, with views similar to those from the existing rear dormer. In addition, the side dormer would be approximately 4m from the shared boundary with no.38 and approximately 7.4m from the flank wall.

Therefore, the side dormer would not result in detrimental loss of privacy over and above the existing degree shared within the setting and is acceptable. It is normally accepted that some overlooking of gardens by neighbours is inevitable in most medium to high density situations. In this case, no.38 has a garden depth of more than 26m with the detached garages providing screening to the rear section of the neighbouring garden.

The front facing dormer would face directly towards the road and would be more than 30m from the front fenestration of no.49 Malvern Way. Page 47 of the BDG recommends that for one and two storey residential buildings, a minimum of 10m should be retained between properties that front each other. Therefore, due to the significant separation distance, there would be limited detrimental loss of privacy impacts generated by this element of the scheme.

Loss of Light and Overbearing:

The dormers are set in from the eaves by approximately 2m and set down from the main ridge height. Therefore, due to the position of the dormer within the existing main roof, there would be limited detrimental overbearing or loss of light impacts that would be generated by the development.

Highway Access and Parking Provision:

The application includes changes to the internal layout of the property. The Council's Highways officer was consulted and raised no objection to the changes and concluded that the existing level of parking will be retained which is acceptable.

Ecology:

The application site is in an area suitable for bat roosts. As the application is retrospective, a bat report was not submitted.

Conclusion:

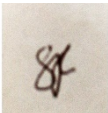
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	3 December 2024
Earliest date for decision:	11 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	9.12.24