

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242544
Site Address:	8 Goddard Close, Shinfield, Wokingham, RG2 9DR
Expiry Date:	4 December 2024
Site Visit Date:	14 October 2024
Proposal: Householder application for the proposed erection of a single storey rear extension with installation of roof lights.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location - Shinfield

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
221013	Householder application for the proposed extending of the front facing dormer window and rear facing dormer window to side elevation at first floor level. Conversion of a redundant roof space to habitable accommodation.	16/05/2022 Approve

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External
None Consulted

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

APPRAISAL
Site Description: The site relates to a semi-detached chalet bungalow in Shinfield. The site is located on a small, quiet residential cul-de-sac. The street is characterized by a collection of similarly designed semi-detached two storey and chalet bungalow style dwellings with gable roof formations. The architectural symmetry of the dwellings reflects uniformity typical of modern residential developments. Each home benefits from private driveways and front lawns with grass and small vegetation to give the street a vibrant feel and bring some greenery to the street scene. The sites façade includes facing brickwork on the sides and ground floor, a gable roof with interlocking tiles and a dormer window on the first floor with wooden panelling. The front of the site benefits forms a lawn, lined with flowers, an adjoining garage and small driveway. The rear of the site benefits from a garden with a variety of small trees and large bushes contributing to a dynamic rear garden and increases the privacy of the site. The rear garden also benefits form patio space, a garden shed and deck area to the rear of the garden and boundary fencing. Proposal: This application proposes a single storey rear extension which will measure approx. 5.83 meters in width, 4.35 meters in length and 3.15 meters in height, along with the instillation of two sky lights in the roof. 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 site is located on a residential street which is characterized by residential homes. The proposed extension will extend the existing kitchen and create a dining area. The development will measure approx. 5.83 meters in width, 3.15 meters in height and will project 4.35 meters back from the rear wall. Red facing

brickwork will be used. As for the roof, it will be a flat roof formation made of single ply EPDM membrane or GRP with 2 skylights imbedded. The proposal will also include bi-fold doors which will be 2.97 meters wide along with window on the rear wall. The two roof lights will project 2.3cm above the flat roof. The windows will be UPVC or aluminium powder coated frame with low double glazed units.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The rear extensions projects out by approx. 4.35 meters, this exceeds the BDG guidance for rear extensions by 0.35 meters. However, due to the large length of the garden and the fact that the development doesn't project too far back off the building line, the longer projection is acceptable. The development will have an eaves height of 2.71 meters making the proposal modest and in compliance with the BDG in terms of shape, size and design.

Within the vicinity, there are a few examples of rear extensions, No. 7 has a rear conservatory and No. 11 has a similar rear extension with similar skylights therefore the development will not be out of character for the area. Furthermore, as the development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development proposes no side windows however proposes glass bi-fold doors and a large window on the rear elevation. Figure 4.25 of the BDG states the minimum back to back distance between two dwellings is 22m. The distance between the proposed windows and the closest window on the opposing dwelling (18 Kendal Avenue) is 33.96 meters, far exceeding the BDG minimum. Therefore, the development will not cause any significant overlooking to any neighbouring property.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of No. 9 Goddard Close. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

In terms of the neighbour to the north, No. 7 Goddard Close, while the proposal does slightly breach the 45-degree horizontal test, the development is single storey with a flat roof, therefore the loss of light will not be significant. As well as this, the rear room of No.7 is a conservatory, light is let in from all other angles of the room. As a result,

the possibility of a small loss of light from the proposal will not cause a significant loss of light to the neighbouring conservatory.

Overbearing:

Although the development exceeds the 4-meter projection guidance when close a boundary, the added 0.35 meters will not have a significant impact on neighbouring property (no.7 Goddard Close). The boundary is a solid brick wall with continued fencing between both dwellings. The proposal is modest in height and design, therefore there is no significant concern of overbearing.

Highway Access and Parking Provision: A parking plan was provided by the applicant showing space for 2 vehicles on the driveway. The councils Highways Officer reviewed the plans and concluded that as there will be no increase in the number of habitable rooms therefore parking will be no impact on access or parking.

Conclusion: Subject to conditions, this application is acceptable and therefore recommended for approval.

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:	5 November 2024
Earliest date for decision:	30 October 2024
Recommendation agreed by: (Authorised Officer)	
Date:	05/11/24