

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242557
Site Address:	239 London Road, Wokingham, RG40 1RB
Expiry Date:	4 December 2024
Site Visit Date:	14 October 2024
Proposal: Householder application for the proposed erection of single storey rear extension with installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Major Development Location - Wokingham

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 CP4 – Infrastructure Requirements CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
101367	Outline application for a development of 34.71 hectares of land to provide up to 650 dwellings, including 35% affordable housing within which there will be 18 units of dementia care housing, first stage of southern distributor road with new vehicular access junction to London Road, secondary access to London Road and two additional cul-de-sac accesses serving residential properties fronting London Road, a	18/12/2012 Approve

	two-form entry primary school with a foundation unit, multi-use games area (MUGA) and playing fields, children's play facilities, a local neighbourhood centre, Suitable Alternative Natural Greenspace (SANG) incorporating a community orchard, land for allotments and sustainable urban drainage systems (SUDS). (Means of access to be determined.)	
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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 2015 detached, two storeys dwelling in Wokingham. The site is located on a cul-de-sac which serves residential properties fronting London Road and is part of the new build estate which was approved back in 2012. The area is characterized by large, detached residential dwellings with modern architectural designs. All dwellings benefit from driveways and front lawns with a variety of greenery, adding vibrancy to the street. There is large vegetation which barriers this part of London Road from the main road, giving privacy to the dwellings which front the road. The street is paved with interlocking blocks, giving a sophisticated touch to the street.

The site is located at the end of the cul-de-sac. The sites façade is a combination of red facing brick work and light coloured render. The roof has a part steep gable formation and part pitched formation. The front of the dwelling benefits from a private driveway with small bushes and trees on both boundary sides. The rear of the property benefits from a well maintained garden with patio and decking area for socialisation.

Proposal: This application proposes a single storey rear extension which will measure approx. 2.3 meters in length, 6.1 meters in width and 2.3 meters in height, along with the installation on 3 roof lights.

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 amongst a residential estate with characterized with residential homes. The proposed extension will extend the existing dining area, and which will measure approx. 6.1 meters in width and 3.25 meters in height and will project 2.3 meters back from the rear wall. Red facing brickwork will be used to match the existing dwelling. As for the roof, it will be a skillion roof formation made of red interlocking tiles to match the main roof, with 3 imbedded Velux windows. The proposal will also include bi-fold doors which will be 4.68 meters wide.

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. 2.3 meters with an eaves height of 2.3 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. 241 and 249 London Road both have a similar rear extension to the proposal with a sky lights, 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:

As the development is single storey with no side windows there is no significant concern of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 241 London Road. This was not breached as a result of the development and as such, the development will not result in any significant loss of light to this neighbour.

Overbearing:

As the development is single storey and of a modest height, 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 at the front of the dwelling. The councils Highways Officer reviewed the plans and concluded that as there will be no increase in the number of habitable rooms therefore it is expected that there will be no additional demand for car parking and no reduction in parking provisions.

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:	6 November 2024
Earliest date for decision:	30 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	06/11/24