

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242647
Site Address:	38 The Spinney, Finchampstead, Wokingham, RG40 4UN
Expiry Date:	17 December 2024
Site Visit Date:	12 November 2024
Proposal: Householder application for proposed single storey side and rear extension, with changes to fenestration following the demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location – Finchampstead North

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
092185	Proposed erection of single storey rear extension to dwelling to from conservatory.	14/04/2009 Approve

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditon

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council raised no objection to this application highlighting it was proposed and seconded correctly.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a two storey detached dwelling in Finchampstead North. The site is located on a residential cul-de-sac characterised by other detached residential properties. Surrounding dwellings vary in shape however, the use of similar external brickwork, roof tiles and frames tie the development together. All surrounding dwellings benefit from external/internal garages, private driveways and front lawns.

The sites façade consists of a combination of red facing brickwork and white cladding. The site has a gable roof formation of dark coloured plain tiles. The front of the site benefits from well-maintained front lawn with small bushes along the boundary to create a clear separation between the site, highway and adjoining properties and path leading up to the dwelling. The site also has an external garage and driveway for parking. The rear of the property benefits from a patio area for socialisation, garden for leisure use with boundary fencing and vegetation along the boundary for additional privacy and aesthetic.

Proposal: This application proposes a single storey side and rear extension. The side extension will measure approx. 2.53m in width, 5.83m in length and 4.42 m in height at the highest point. Additionally, the rear extension will measure approx. 6.8m in width, 3.45m in length and 3.03m in height. The rear extension will follow from the demolition of the existing conservatory.

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 within a residential cul-de-sac. The development proposes a single storey side and rear extension. The proposed materials are facing brickwork (with horizontal painted boarding at high level on the front façade) and interlocking roof tiles for the roof to match the existing dwelling. Proposed fenestrations include a window and side access door on the side extension to serve

the shower room and utility space along with two large windows, a roof lantern and side bifold doors on the rear extension to serve the kitchen/diner.

Side Extension:

The proposed side extension will create a shower room and utility space. The development will measure approx. 2.53m in width, 5.83m in length and 4.42 m in height at the highest point. The development proposes a pitched roof formation with a downward slant. As for fenestration, there will be a window on the front elevation of the development to serve the shower room and side door to access the garden from the utility area.

The Wokingham Borough Design Guide (BDG) includes guidance in terms of shape, size and design for side extensions, the guidance follows:

- *A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width.*
- *Side extensions should not generally project forward of the building line on the street frontage(s).*

The development will not project forward of the building line. A 0.77 meter gap will be retained between the development and the boundary. Although this does not comply with the BDGs 1m minimum width, there is a 14.95 meter distance between the boundary and neighbouring dwelling (36 The Spinney). Due to this large distance, the smaller boundary gap than recommended will not cause any harm to any neighbouring properties and is therefore acceptable.

Within the vicinity, there are various examples of side developments, No.8 The Spinney has a similar side development to the proposal indicating that the development is not out of character for the area.

Rear Extension:

The proposed rear extension will create a kitchen/diner. The development will measure approx. 6.8m in width, 3.45m in length and 3.03m in height. The development proposed a flat roof formation with a roof lantern imbedded in the centre of the roof. The proposal includes a set of bifold doors on the west elevation to access the patio area, a roof lantern and two large windows on the rear elevation.

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 extension will project 3.45 meters from the main rear wall and has an eaves height of 2.71 meters. As a result, the development is modest and compliant with the BDG, therefore making the proposal acceptable.

Within the vicinity, there are various examples of rear development, No. 36 The Spinney has a similar rear development to the proposal, indicating that the development is not out of character for the area. As well as this, the development will be at the rear of the property and won't be visible from the street therefore, the proposal will not have a significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development is single storey and does not propose any side windows however, on the rear extension a set of bifold doors are proposed on the western side. The doors will be set 7.1 meters away from the boundary with No. 39 The Spinney which is an acceptable distance to reduce any chances of overlooking. As well as this, there is an outbuilding on the boundary which increases the privacy of the neighbouring property. As such, there is no significant concern of overlooking from the development.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of No. 39 The Spinney. 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.

Overbearing:

The development is single storey, modest in terms of design and scale and does not protrude close to any neighbouring properties, therefore there is no concern of overbearing.

Highway Access and Parking Provision: The proposal will not increase the number of habitable rooms. A Parking Plan was submitted by the applicant showing no proposed changes to the existing driveway and garage parking spaces.

The councils Highways Officer has reviewed the Parking Plan and proposal and recommended a condition that the existing garage would be retained for car parking. However, as there is no increase in habitable rooms, it is considered unreasonable and excessively onerous to attach a condition requiring the garage to be used for car parking. Accordingly, the condition is not recommended.

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:	22 November 2024
Earliest date for decision:	12 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	22/11/24