

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242667
Site Address:	30 Langley Common Road, Barkham, Wokingham, RG40 4TS
Expiry Date:	19 December 2024
Site Visit Date:	12 November 2024
Proposal: Householder application for proposed single storey front, side and rear extension with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Countryside

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 CP11 – Proposals Outside Development Limits
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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Barkham Village Design Statement Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Barkham Parish Council have no comments on this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a detached two-storey dwelling in Barkham. The immediate surrounding area is characterised by detached dwellings which vary in shape and design, contributing to a diverse street scene. All surrounding dwellings benefit from gated driveways which are set back from the highway, separated by fencing, large bushes and walls providing a sense of boundary and privacy. The highway is accompanied by a narrow pedestrian highway lined grass patches and small shrubs. Dwellings are well spaced out contributing to the streets spacious feel.

The sites façade is a decorative combination of red facing brickwork and light brickwork detailing which puts a modern twist on traditional housing design. The site has a pitched roof formation of plain tiles with multiple dormers and Velux windows on both the front and rear elevations accompanied by a chimney on the west side of the roof. The site benefits from a large, gated pebbled driveway and side access to the rear. The rear of the dwelling benefits from a garden with a patio for socialisation and various outbuildings.

Proposal: This application proposes a single storey front, rear and side extension. The front extension will measure approx. 3.4 meters in width, 2.1 meters in length and 3.47 meters in height. The rear extensions will measure approx. 12.85 meters in width, 2.93 meters in length and 3.8 meters in height. Finally, the side extension will measure approx. 2.48 meters in width, 10.8 meters in length and 3.75 meters in height. Additionally, the proposal includes a variety of fenestration changes to serve the development.

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.

Principle- Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

The policy goes on to state 7 exceptions where development will normally be permissible in the countryside. Exception 4 of CP11 focuses on residential extensions and states:

In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

As such, it needs to be assessed as to whether the proposal would comply with the above to help understand if the development would be in keeping with the character of the countryside area.

Para 8.5.4 of the Borough Design Guide, which focuses on extensions and additions states that guidance on replacement dwellings in the countryside is also applicable. Here, it gives a 50% increase in volume as being a benchmark figure.

The proposed development represents an addition of 25.65% onto the original dwelling, which is considerably below the 50% benchmark figure. This proposed addition does not result in inappropriate increases in the scale, form or footprint of the original building existing dwelling and it would not have any adverse impact upon the countryside. The proposal is therefore considered compliant with policy CP11 in this respect and therefore in principle, the development is acceptable.

Character of the Area: The site is located within the countryside, along a main road. The development proposes a single storey front, side and rear extension. The proposed materials are red facing brickwork for the walls and red clay tiles for the roof to match the existing dwelling. Proposed fenestrations include large doors to serve the cycle store at the front, Velux windows to serve the side and rear extensions, a door and window along with two sets of bifold doors on the rear.

Front Extension:

The proposed front extension will form a cycle storage. The development measures approx. 3.4 meters in width, 2.1 meters in length and 3.47 meters in height. Proposed fenestrations include two large doors on the front elevation. The proposal will have a gable roof formation which ties in with the existing front porch and dormer windows.

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

- *Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set back from the street than*

the prevailing building line.

- *Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line.*

The development is single storey and will project 2.9 meters forward of the building line. The existing dwelling is set 18.85 meters back from the main street frontage and has a large driveway between the dwelling and street line. As a result, the development is modest, complies with the BDG guidance and is therefore acceptable.

Within the vicinity, no 34 Langley Common Road has a similar style garage to the proposal, which also projects forward of the existing dwelling and has a similar design, indicating that the proposal is not out of character for the area. It is concluded that the proposal will not have a significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Side Extension:

The proposed side extension will create a gym and utility room. The development measures approx. 2.48 meters in width, 10.8 meters in length and 3.75 meters in height. The side extension will propose a pitched roof formation with a downwards slant. As for fenestrations there will be two Velux windows to serve the gym and one door to serve the utility room for rear access.

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 side extension will not project forward of the building line, however the 1m gap between the extension and east boundary with No. 28 Langley Common Road will not be retained as the extension will project close to the boundary. Having said this, this won't cause significant harm to No.28 due to the fact that a 2.26 meter gap between the development and No.28 will be retained therefore, making the development acceptable.

There are multiple examples of side development within the surrounding area, No. 38 Langley Common Road is an example of side development, similar to the proposal. The side extension will also be screened from the street scene by the proposed front extension, as a result, the proposal will not have a significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Rear Extension:

The proposed rear extension will create an open plan kitchen/dining area and snug. The development will measure approx. 12.85 meters in width, 2.93 meters in length and 4.1 meters in height. The roof formation will vary across the rear extension, either side of the extension will propose gable roof formations whereas the centre will propose a pitched roof formation. The proposal includes two sets of bifold doors, two Velux

windows and one long window. The building line of the extension is staggered with each side of the extension projecting 0.95 meters further back than the centre.

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 proposal will project 2.93 meters from the main rear wall and has an eaves height of 2.38 meters. As a result, the development is modest and compliant with the BDG, therefore making the proposal acceptable.

Within the vicinity, there are a variety of rear extension including No. 32 and 26 Langley Common Road, indicating that the proposal 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 windows on the side or front elevation. The windows/ doors on the proposed rear elevation look out directly into the rear garden followed by an open field, therefore there are no concerns 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. 28 Langley Common Road on both the front and rear elevation. Although both were breached as a result of the development, the breaches were not significant enough to cause a substantial loss of light to No. 28 Langley Common Road such that it would warrant refusal of this application.

Overbearing:

The development is single storey and modest in terms of scale and design. Although the side extension projects closely to the east boundary, the extensions is a modest height and there will be a retained 2.26 meter distance between the development and neighbouring dwelling. As such, there are no concerns of the development being overbearing.

Highway Access and Parking Provision: This proposal will increase the number of habitable rooms from 8 to 9 with no proposed changes to the access and driveway parking.

According to WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

A Parking Plan was submitted by the applicant. The Council's Highways Officer has reviewed the plans and concluded the driveway will have ample spaces to provide more than three parking of suitable sizes by utilising the existing dropped crossing, which is acceptable.

The proposed bike store has dimensions of 3.4m x 2.1m which is suitable for cycle storage therefore is acceptable.

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:	15 November 2024
Earliest date for decision:	14 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	16/11/24