

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242685
Site Address:	42 Wellesley Drive, Crowthorne, Wokingham, RG45 6AL
Expiry Date:	19 December 2024
Site Visit Date:	12 November 2024
Proposal: Householder application for the proposed erection of two single storey front extensions, changes to fenestration and installation of roof lights. Along with a raising of the roof to accommodate for solar panels.	

PLANNING CONSTRAINTS/STATUS

Archaeological Sites
Bat Roost Habitat Suitability
Tree Preservation Orders
Archaeological Sites Consultation Zone
Modest Development Location – Pinewood (Crowthorne)

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 CC10 – Sustainable Drainage TB25 – Archaeology TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
960089	Proposed two storey rear extension to dwelling.	24/05/1996 Approve

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to condition
WBC Highways – No objection
WBC Landscape and Trees - Objection
WBC Ecology – No objection subject to condition

External

Berkshire Archaeology

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council raised no objection to this application.
Ward Member(s)	No comments received
Neighbours	1 comment was received by a neighbour. Their comment is summarised below: Concerns about the consequences of the raised roof height and extended ridge line on the light falling into their back garden in the afternoon. <i>Officer comments: This will be assessed in the report.</i>

APPRAISAL

Site Description: The site relates to a detached, two-storey dwelling in Crowthorne. The site is located off the main street by a private driveway which is shared with 2 other properties of similar shape and design to the site. All surrounding properties entail traditional features, similar to the site including garages, front lawns and gardens. The properties are separated from the main highway by tall bushes, giving an increased sense of privacy to the dwellings.

The site's façade is a blend of red facing brickwork and hung tiles with large windows. The roof formation is pitched made up of dark coloured tiles. The building line of the dwelling is staggered with part of the property being set further back than the rest. The front of the site benefits from a large front lawn with car port, multiple parking spaces and external garage and utility room. The front lawn continues all the way around the property to create a side and rear garden, with boundary fencing on the rear and side boundaries. There are also a variety of small plants, trees and bushes adding a hint of greenery to the site.

Proposal: This application proposes two single storey front extensions, changes to fenestration and installation of roof lights. Along with a raising of the roof to accommodate for solar panels.

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 area. The proposed front extensions will extend the existing living room and an entrance hall which will connect the main dwelling to the current external garage and utility room. As well as this, the existing roof will be raised to accommodate for solar panels, fenestrations will be changed, including new bedroom and ensuite windows on the first floor and finally replacing the existing hung tiles with cladding all around the property and removing the lower panels of all windows, again to be replaced by the cladding.

The materials used for the proposal will be red multi brickwork to match the existing along with grey/ light brown timber effect weatherboard cladding. The proposed roof will use concrete tiles to match the existing roof tiles, and proposed fenestration will be white UPVC to match the existing fenestration including 3 new Velux windows to serve one of the two front extensions.

Front Extension (Living Room Extension):

The proposed front extension to extend the living room will measure approx. 5.44 meters in width, 4.6 meters in length and 3.6 meters in height. The extension proposes a pitched roof formation and will include a large window on the front (south) elevation and side doors to access the patio and garden on the west side elevation.

The Wokingham Borough Design Guide (BDG) offers guidance on front extensions in terms of design and scale. 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 proposal is only single storey and does not protrude forward of the building line. 42 Wellesley Road is set off from the main street by a distance of 29 meters. This extension will fill the existing gap between the existing living room and lounge, benefitting the look of the property. As a result, this development is modest and complies with the BDG.

Front Extension (Entrance Hall):

The proposed front extension to create an entrance hall which will measure approx. 5.34 meters in width, 3.8 meters in total length and 3.6 meters in height, this entrance hall will connect the main dwelling to the external utility room and garage. The extension will be built underneath the existing car port, which will have a roof amendment from a flat roof to a pitched roof. The roof will also include 3 Velux windows, one to serve the entrance hall, one to serve the utility room and one to serve the existing garage. A rear door to access the garden will be added outside the utility room and a new, partly glazed, front door will be added as well.

The Wokingham Borough Design Guide (BDG) offers guidance on front extensions in terms of design and scale. The guidance follows:

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

The proposal is only single storey and does not protrude forward of the building line. As mentioned previously, 42 Wellesley Road is set off from the main street by a distance of 29 meters. As a result, this development is modest and complies with the BDG.

This development will be covered by the existing car port therefore will not be overly visible from the front of the property. As a result, the development will not have a significant impact on the character of the area and is therefore acceptable in accordance with policy CP3 of the Core Strategy.

Roof Amendments:

The proposal includes a raising of the existing roof to accommodate for solar panels. The roof will change from a hipped formation to a pitched formation and will slope at a 30 degree angle. The roof overhang will be extended to allow for shading, on the front elevation of the property. The main roof amendment will have a maximum height of 3.3 meters and a width of 14.37 meters.

As well as this, the roof will be amended from flat to a shallow ridge pitched roof over the garage and proposed entrance hall to increase headroom internally.

The solar panels will be placed on the front and rear elevations of the property along with 3 sun pipes.

Within the vicinity, there are a range of different roof formations and roof heights on various properties including gable, hipped and pitched roofs. Solar panels are a popular addition to many properties in the area. No. 38 Wellesley Drive has a similar roof profile to the proposed along with the solar panels showcasing that this type of development is popular amongst neighbours. As well as this, green infrastructure obscures the property from public realm views, so the character of the estate will not be unduly impacted in accordance with policy CP3 of the Core Strategy.

Although roof raises are generally discouraged as the roof is being amended to accommodate for solar panels which will lead to long-term benefits environmentally and as mentioned, there are a diverse range of roof types and height in the local context, the development is acceptable.

Fenestrations and Material Amendments:

Changes to fenestrations include 3 new high level windows on the first floor front elevations (south elevation) which will serve the master bedroom and ensuite bathroom. All remaining windows will have their lower panels removed and infilled.

As well as this, the existing hung tiles will be replaced with grey/ light brown timber looking cladding around the entire property in order to change the aesthetic of the property and add a modern touch. No. 40 Wellesley Avenue has light blue cladding on the upper level, showcasing that replacing hung tiles with cladding is not a development which is out of character for the area. Within the vicinity, there are a variety of other

dwelling which also has timber looking cladding on its facade including No. 65 & 67 Wellesley Drive. As well as this, green infrastructure obscures the property from public realm views, so the character of the estate will not be unduly impacted. As a result, this material amendment is not deemed to be out of character for the area in accordance with Policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposal does not propose any new side windows. Velux windows are proposed on the garage and utility roof, these propose no concern of overlooking.

On the front elevation, 3 new high level windows (1.45 meters above first floor level) are proposed to serve the master bedroom and ensuite. These windows will look out onto the shared driveway of nos. 40 and 44 Wellesley Drive. There will be a 17.5 meter minimum distance between the bedroom windows and opposing property.

Figure 4.25 in the BDG advocates minimum privacy and distances between dwellings. In this case, this separation distance is considered adequate for this 'flank-to-rear' relationship with these neighbouring dwellings (12 meters minimum). This separate distance is adequate to limit the sense of enclosure from the proposed windows and would avoid the perception of any overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 44 Wellesley Avenue. This 45-degree test 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's ground floor windows.

The neighbour at no. 44 Wellesley Avenue also raised concerns over the development blocking direct sunlight into their rear garden. While the proposed raised roof would cause a relatively small loss of direct sunlight in the late evening to this neighbouring garden, throughout other parts of the day the neighbouring rear garden will continue to have access to direct sunlight unless blocked by existing structures. As well as this, due to the size of the garden, the loss of direct sunlight to one area of the garden does not propose a concern significant enough warrant refusal of this application.

Overbearing:

Both front extensions are single storey which do not protrude forward of the building line and are modest in terms of design and scale, therefore there are no concerns of overbearing in regard to the front extensions.

The measurements of how much the roof is being raised by vary across the footprint of the roof. The maximum height it will be raised by is 3.3 meters. Although the two dwellings (no 44 and 42 Wellesley Avenue) are attached by the garage, the main dwellings are detached and there is a distance of 7 meters between each main dwelling. In this case, this separation distance is considered adequate and will limit the sense of overbearing from the raising of the roof.

Highway Access and Parking Provision: The proposal will not increase the number of habitable rooms within the property. A Parking Plan was not provided by the applicant.

The council's Highways Officer reviewed the proposal concluding that the existing and proposed garages do not fully meet the council's requirement for car parking, there will

be no loss of parking space. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. Additionally, there will be no negative impact on abilities for cycle storage is expected, which is acceptable.

Flooding and Drainage: The WBC Drainage Officer has no objection to the proposal subject to a condition requesting details of the drainage system for the site to be published and approved by the local planning authority.

From looking at the 'Flood Map for Planning' on the Government website, the site is located within Flood Zone 1 but as the development is under 1 hectare a flood risk assessment or details on the drainage system is not required for this application. Additionally, the majority of the proposed front extension will be on an area of existing hardstanding and therefore, there will not be a significant loss of permeable ground to accommodate the proposal.

It is therefore considered unreasonable and excessively onerous to attach a condition requiring the submission of details of the drainage system for the site. Accordingly, the condition is not recommended.

Landscape and Trees: The site is within a maturing housing estate, set back, on a private drive and subject to Tree Preservation Order (TPO) 1421/2012, T11 on a Scots pine growing at the front of the property. A tree report was submitted by the applicant, however after reviewing the tree report, there was information missing regarding the root protection area of the TPO tree therefore a revised tree report was requested and submitted.

The Councils Trees and Landscape Officer reviewed the report and proposal concluding that they were satisfied with the revised report, it accurately represented the rooting area of trees T2 and T3 and the suggested protection is suitable, it includes a preliminary Arboricultural Method Statement, which the officer requested a condition to make this site specific.

In addition, the Councils Trees and Landscape Officer raised concerns about the TPO tree shading the solar panels and sun pipes, potentially making them less efficient. A condition was recommended to ensure existing trees and shrubs on the site would be retained. However, the applicant is within their right to remove any trees or shrubs which are not protected by a tree preservation order. It must be noted that works to TPO trees does require permission from the Local Authority. It is therefore considered unreasonable and excessively onerous to attach a condition to ensure existing trees and shrubs should be retained.

Ecology: The site is located within a Bat Roost Suitability Habitat. Both internal and external surveys were completed with and Arboricultural Impact Assessment Protection Plan and Method Statement which were submitted by the applicant.

The Councils Ecology Officer has reviewed the survey and proposal concluding that they are satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that precautionary non licence method statement would avoid negative impact to roosting bats and infringement of wildlife legislation. The Officer has recommended a condition to ensure the works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 4 of the submitted Bat Surveys Report. This will be conditioned on the decision notice.

Other – Berkshire Archaeology: The site falls within an area of archaeological significance and has potential for Roman remains, this is due to the Devils Highway Roman Road. There is the possibility for artefacts related to the road or roadside Roman activity to remain underground.

Archaeological remains may be damaged by any necessary ground disturbance, therefore you are requested to inform Berkshire Archaeology as soon as possible if any artefacts are discovered.

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:	16 December 2024
Earliest date for decision:	14 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	16/12/24