

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242371
Site Address:	5 Chatton Close, Earley, Wokingham, RG6 4DY
Expiry Date:	13 November 2024
Site Visit Date:	25 October 2024
Proposal: Householder application for the proposed erection of a single storey front extension, part first floor part two-storey side extension and a single storey rear extension, along with a garage conversion to create habitable accommodation and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal
WBC Highways – No objection
External
None

REPRESENTATIONS	
Parish/Town Council	Earley Town Council have raised objection to this application for the following reasons: - The inappropriate built form and mass and contrary to the character of the area, the proposal is not subservient and does not address the side boundary satisfactorily. <i>Officer comments: This will be assessed within the main report.</i> - The proposed windows to the en-suite bathrooms located on the boundary with no. 4 would adversely impact the amenity and privacy of the neighbouring property. <i>Officer comments: This will be assessed within the main report.</i>
Ward Member(s)	No comments received
Neighbours	Two neighbours have commented on this application and their comments are summarised below: - Does the applicant have rights for windows serving the en-suite bathrooms that are right on the boundary with 4 Hatton Close. <i>Officer comments: All the proposed development and new windows can be located on this side elevation, and their potential impact on neighbouring properties will be assessed within the main report.</i> - Will ground works make the ground unstable? <i>Officer comments: It is not expected that for an extension of this size that the ground would become unstable if constructed properly. However, this is a matter to be considered under Building Regulations not planning.</i> - The upstairs bedroom window and rooflights will omit light. <i>Officer comments: It is not deemed that light from a bedroom window or light shining out of rooflights would significantly impact the neighbouring properties.</i> - Is there a minimum distance between two rear facing properties? <i>Officer comments: Guidance in the Borough Design Guide states that back-to-back elevations should have a minimum separation distance of 22 metres. The potential impacts of this extension will be assessed within the main report.</i>

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension to provide an entrance hallway. A part first floor, part two storey side extension to provide an en-suite bathroom at ground floor level and to provide a bedroom and en-suite bathroom at first floor level. A single storey rear extension to provide an enlarged kitchen/dining room along with a pantry and utility room. Plus, the conversion of the existing garage to create a downstairs bedroom, and changes to fenestration.

Revised plans were received on 03/12/2024 to address concerns relating to a potential terracing effect as a result of the first floor element of the side extension being right on the boundary with the neighbouring property. The revised plans have brought the extension off the boundary by 0.5 metres at first floor level, lowered the ridge height of the side extension by 0.45 metres, and has set the side extension back from the front building line of the dwelling by 0.5 metres.

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:

Single Storey Front Extension

The proposed single storey front extension (1.1m x 1.15m) is bringing the front door to being in line with the projection of the existing garage. The front extension will comply with the guidance in the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension will not project further forward than the existing garage. As such, it is deemed that the front extension poses no harm to the character of the area.

Side Extension

The proposed side extension is extending the existing garage back by 4.2 metres to be in line with the rear of the existing dwelling at ground floor level. At first floor level, the side extension is extending by 1.9 metres from the side of the existing dwelling and will be set approximately 0.5 metres from the boundary, and this will run the length of the property at first floor level making it 8.5 metres in length. Guidance in the BDG states that 'a gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width'. The proposed side extension is set right on the boundary at ground floor level and has a separation distance of 0.5 metres at first floor

level, it therefore doesn't comply with this guidance. However, a gap of 1.2 metres at ground floor level, and 1.7 metres at first floor level will be retained between the flank wall of no. 5 and the flank wall of the neighbouring property no. 4. It is therefore not considered that the side extension would lead to a terracing effect that would negatively impact the character of the area. The side extension would be set back 0.5 metres from the existing front building line and the ridge height would be 0.45 metres lower than that of the existing dwelling. This will ensure that the side extension appears as a subservient addition to the property. Additionally, with the proposed materials to match those of the existing dwelling, it is deemed that the side extension would have an appropriate impact on the host dwelling and surrounding area.

Single Storey Rear Extension

The proposed single storey rear extension (3m x 8.8m) does not adhere to R16 design principle within the BDG as the proposal is set right on the boundary with the neighbouring property. However, given the proportionate scale and unimposing design of the rear extension, it is deemed that the extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, this element of the proposal is to the rear of the property where it would only be partially visible from the public domain which further demonstrates that it poses no harm to the character of the area.

Garage Conversion

The proposed garage conversion will see the garage being converted into a downstairs bedroom and the garage door will be replaced by a new window. It is not deemed that the change from a garage door to a window would impact the character of the area.

Changes to Fenestration

Where the garage is being converted, a new window is proposed on the western side elevation to serve the new en-suite bathroom. Additionally, a window is proposed on the eastern side elevation at ground floor level to serve the new utility room. The proposed windows will match the existing windows on the dwelling, and it is not deemed that they would negatively impact the character of the area.

Neighbouring Amenity:

Single Storey Front Extension

The proposed single storey front extension extends 1.1 metres forward of the main building line and will be coming out level with the existing garage. There are no windows proposed on the side of this extension and therefore there are no concerns relating to overlooking. Given the single storey nature, and as this doesn't project forward of the existing garage, there are no concerns relating to loss of light or overbearing.

Side Extension

The proposed side extension is two storey, it is set be right on the boundary with the neighbouring property at ground floor level, but there is a 0.5 metre separation distance at first floor level. The side extension does not project further forward or backwards from the building line of the neighbouring dwelling, it is instead aligned with the side of the neighbouring dwelling. As such, there are no concerns on neighbouring amenity ground relating to loss of light or overbearing. With respect to overlooking, a window is proposed at first floor level on the side elevation, and this could potentially impact the privacy of the neighbouring dwelling. To alleviate this concern, a condition is

recommended that would require this window to be obscure glazed and non-opening below a height of 1.7 metres.

Single Storey Rear Extension

The proposed single storey rear extension would extend 3 metres from the rear of the dwelling. At the nearest point, the rear of no. 11 would be set 8m from the rear of the host property as proposed to be extended. While this is short of the 22m back-to-back distance advocated in the Borough Design Guide, this element of the proposal is at ground floor so there would be no elevated viewing platform that would facilitate any significant overlooking or harm to the amenities of neighbours. A door is proposed on the side elevation facing the rear garden of no. 11, but given the single storey nature, there are again no concerns relating to loss of light or overlooking. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary with no. 4, but an eaves height of 2.45 metres raises no concerns on neighbouring amenity grounds relating to the issue of overbearing.

Garage Conversion

The proposed garage conversion poses no harm to neighbouring amenities.

Changes to Fenestration

The proposed new window on the western side elevation that serves the new en-suite bathroom would be close to the boundary with the neighbouring property. To ensure there are no concerns relating to overlooking a condition is recommended that requires this window to be obscured glazed and fixed closed. This ensures that there would be no loss of privacy to the neighbouring property no. 4.

The proposed new window on the eastern side elevation to serve the utility room does not directly face a neighbouring property and therefore there are no overlooking concerns relating to this window.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9, CT6, CT7

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approve

Date: 12 December 2024

Earliest date for decision: 9 October 2024

**Recommendation
agreed by:
(Authorised Officer)**



Date: 12/12/24