

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242318
Site Address:	110 Matthewsgreen Road, Wokingham, RG41 1JT
Expiry Date:	26 November 2024
Site Visit Date:	01/11/2024
Proposal: Householder application for the proposed two storey rear extension and changes to existing fenestration.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Thames Basin Heaths SPA Mitigation Zones
- Historic Flooding Points Consultation Zone

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB12 – Employment Skills Plan
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections, subject to a condition.
WBC CIL – The proposed development is not CIL liable.
WBC Ecology Householder – No comments received.

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	108 Matthewsgreen Road – The occupiers have raised objections to the proposed two-storey extension, citing concerns about overshadowing and a significant reduction in natural light and solar gain to their property. As a semi-detached house, the most affected rooms—the living/dining room and master bedroom/office—rely on large windows and patio doors as primary sources of light and heat. These frequently used spaces would experience a notable loss of light, particularly after 2:30pm throughout the year. Furthermore, the rear patio and seating area, heavily used during summer afternoons, would also be significantly overshadowed by the proposed development. 108 Matthewsgreen Road – The neighbour has raised concerns about the proposed extension at 110 Matthewsgreen Road, citing overshadowing of key habitable rooms. The dining room, reliant on a single SSW-facing window, and the kitchen, with an ESE-facing window facing the extension, would lose significant light and warmth, exacerbated by No. 110's elevated position. They also corrected an error in the Design and Access Statement, which incorrectly claims No. 112 has a large two-storey rear extension. In reality, the property has only a small single-storey extension, and the two-storey rear section is original to the 1905 house, setting no precedent for such a development.

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached house located in an established residential area that is characterised by detached and semi detached properties that vary in style and architecture. A number of properties have benefited from extensions to the rear of the property.

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 proposal seeks the erection of a part single-storey, part two-storey rear extension. The two-storey element would feature a hipped roof design and would project approximately 1.9 metres from the rear of the dwelling, while the single storey element would incorporate a flat roof design and extend 4.5 metres from the rear. The proposals would be set down from the ridge of the main roof, would incorporate matching materials and would not be viable from the public realm, therefore, would not adversely impact the character of the area.

Neighbouring Amenity:Overlooking:

The views offered from the fenestration proposed on the rear elevation at first floor level would be similar to that shared from the existing arrangement and would be positioned over 22 metres away from the primary function rooms of neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light,

The BRE Sunlight/Daylight Guidance document is the principal guidance when considering the daylight and sunlight implications of a proposed development. To assess the impact of the new extension, the 45° approach is applied. A significant amount of light is likely to be blocked if the centre of a ground floor window lies within the 45° angle on *both* plan and elevation. The following extracts are taken from the most recent instalment of the BRE Site Layout Planning for Daylight and Sunlight (2022):

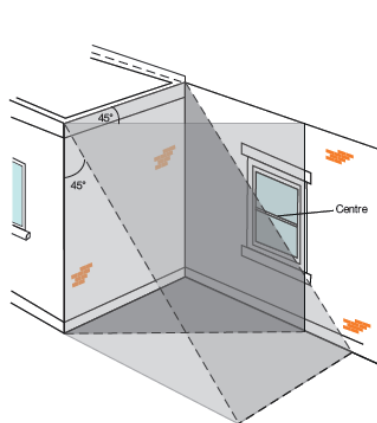


Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

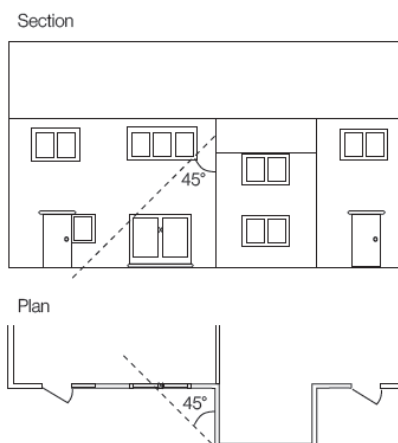


Figure 18: Here the extension has a pitched roof, so a point halfway along the roof slope is used as the start of the 45° line on the elevation. The affected window is a patio door, so a point 1.6 m above the ground has been taken. This point is within the 45° angles on both plan and elevation, so a significant reduction of light is likely.

Single storey extension

With respect to No.108 Matthewsgreen Road, the affected window comprises patio doors serving a habitable room; therefore, a reference point 1.6m above ground level has been used. The single storey element of the proposed extension would breach the 45-degree line on plan view, but not in elevation view (see figure 1). As a result, it would not lead to a detrimental loss of light to this window.

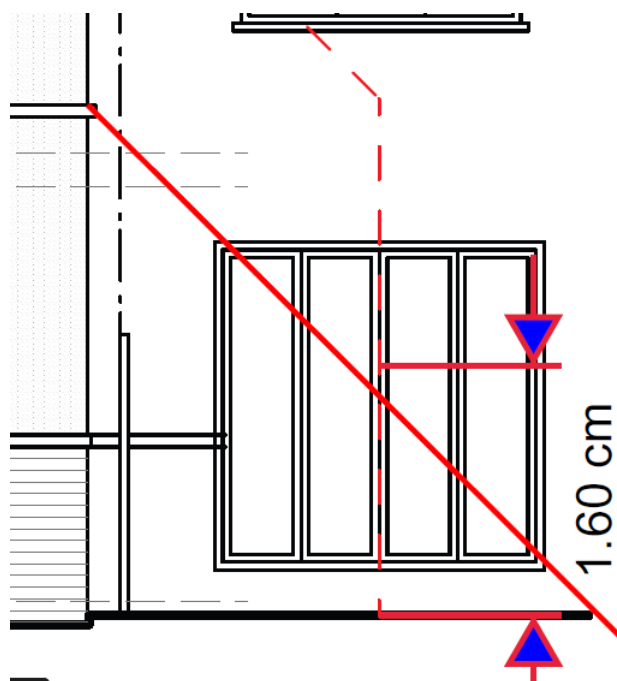


Figure 1 – 45-degree line on elevation view.

With respect to the neighbour at No.112 Matthewsgreen Road, the extension would be set sufficiently away from the south side boundary, ensuring there would be no adverse loss of light levels to the nearest ground floor windows or patio area of this property either.

Two storey extension

With regard to the ground-floor primary dining room window at the neighbouring property, No.112 Matthewsgreen Road, the proposed two storey rear extension would breach the 45-degree line in elevation view but not in plan view. Consequently, it would not result in a detrimental loss of light to this window (see figure 2).

A nearby ground-floor north side-facing kitchen window at No.112 would experience some degree of light loss at certain times of the day. The proposed extension would be in-front of the kitchen window and would breach the 25 degree rule set out in the BDG. However, the two storey element of the extension would not extend across the entire field of view of this opening and there would be a gap of approximately 4 metres. The extension is also to the north so there would be limited impact on direct sunlight. The Borough Design Guide SPD also refers to Kitchens as non-habitable rooms for the purposes of light impacts. Taking all the above into consideration the impact on the kitchen window would not result in a detrimental impact on the occupiers of the dwelling.

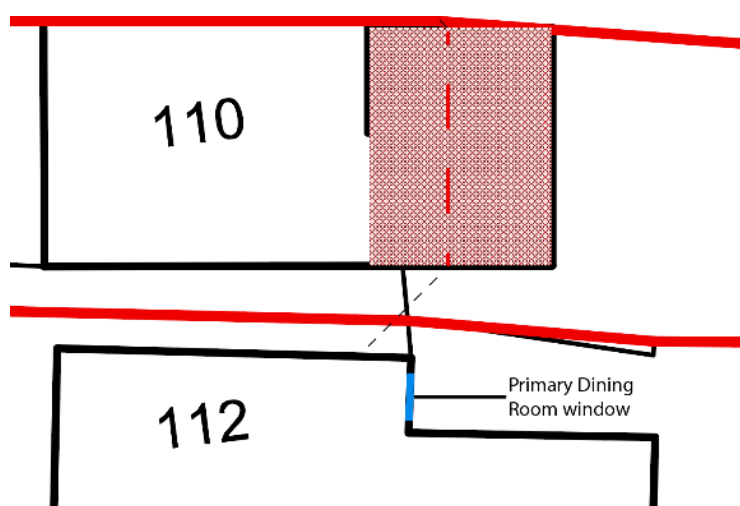
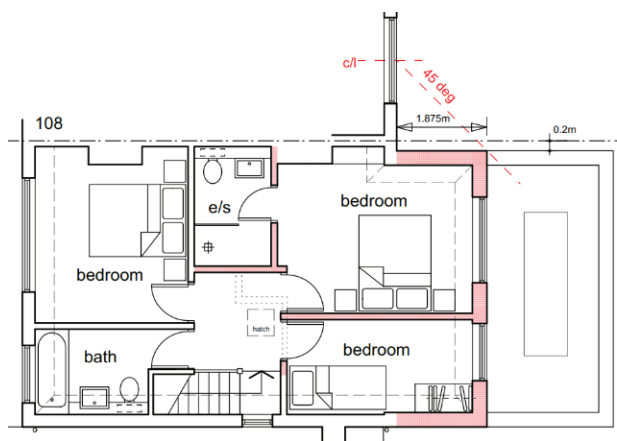


Figure 2 – 45-degree line test on plan view.

With respect to No.108 Matthewsgreen Road, the affected window comprises patio doors serving a habitable room. Amended plans were received by the LPA on 15/11/2024, which reduce the depth of the two-storey extension and slightly set it away from the north side boundary. Following these amendments, the proposed two-storey rear extension would breach the 45-degree line in elevation view but not in plan view (see figure 3). As a result, it would not lead to a detrimental loss of light to this window.



FIRST FLOOR PLAN as proposed

Figure 3 – 45-degree line test on plan view.

Overbearing:

The proposed extensions are appropriately sited and of a modest scale. The majority of the extension is limited to single-storey height, with the two-storey element projecting only marginally beyond the rear elevations of the adjacent neighbouring properties. Consequently, the proposal is not considered to result in significant overbearing impacts, a sense of enclosure, or undue overshadowing.

Amenity Space:

The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping. The Council's Drainage Officer has reviewed the application and has noted that the drainage details have not been provided and the existing drainage details has not been mentioned. The Drainage Officer has subsequently recommended a condition be implemented which secures details of the surface water drainage system of the site prior to the commencement of development.

However, the Local Planning Authority consider this condition too onerous when compared to the scale of the development; the increase in hardstanding would be modest. As such, the remaining permeable land around the site would be considered sufficient enough to as not adversely impact the flood risk of the site and the surrounding dwellings.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Phase 1 Daytime Bat Assessment (By Dr.Jonty Denton, September 2024, ref: 2020-46400-CLS-CLS) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be negligible. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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:	Approval
Date:	11 November 2024
Earliest date for decision:	22 October 2024

Recommendation agreed by: (Authorised Officer)	MC
Date:	20.11.2024