

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241882
Site Address:	21 Hubbard Close, Twyford, Wokingham, RG10 0XU
Expiry Date:	9 October 2024
Site Visit Date:	16/09/2024
Proposal: Householder application for proposed loft conversion to create habitable accommodation to include change in roof from hip to gable, 2no side dormers and additional roof lights plus removal of the existing chimney.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Joint	DM1 - Sustainable Development

Minerals and Waste Plan (JMWP)	DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
160499	Householder application for proposed garage conversion to habitable accommodation.	Approved 11/04/2016

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council queries the size of the dormer windows resulting in it potentially being out of keeping. <i>(Officer's note: see appraisal below.)</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

Two storey detached dwelling located at the end of the cul-de-sac on Hubbard Close, Twyford. The remainder of the site comprises a paved parking area and a rear garden which is mainly laid to lawn.

The site is situated in a residential area of Twyford and is surrounded by properties and gardens of similar sizes and styles. Immediately to the south and east lies Twyford Brook and areas of woodland and farmland.

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 would be visible from the main Hubbard Close, as well as in long views from Poundfield Way to the rear and the public trail on Twyford Brook open space to the south-east of the site.

Notwithstanding, it is considered that the change in the roof style from hip to gable would not result in any detrimental impact to the character of the street scene, since Hubbard Close has a varied street scene with differing examples of architectural features and design including hipped and gable roof forms.

The proposed dormer extensions would comply with the Borough Design Guide, in that it would be positioned within the main roof of the dwelling, by being set back from both eaves line and the sides of the roof. They would also be positioned towards the rear elevation, adequately set back from the front elevation of the property to minimise its dominance within the building itself and the street scene. Whilst a box-style dormer is not desirable, this is not an out of place design which is found in many properties along the borough, particularly to the rear elevations as permitted development. As such, on balance, the proposed side dormers would be considered an adequate proposal that would not result in any significant harmful impact upon the character of the street scene.

Neighbouring Amenity:

The proposed hip-to-gable roof end to the rear would be considered a modest change to the roof, and the side dormers would be located within the eaves and ridge of the main roof, so that there would not be any concerns with regard to overbearing or overshadowing impacts upon neighbouring residential amenities.

Likewise, only 1no side window is proposed on the north-west side dormer extension, which would serve a landing/hall area and it is shown on the plans as obscured-glazed and partially fitted (this will be secured by condition). The new windows in the rear elevation would have similar oblique views towards adjoining residential gardens, which is commonplace within urban residential areas. Overall, there would not be any concerns with regard to overlooking impact upon neighbouring residential amenities.

Highway Access and Parking Provision:

The proposal will result in additional habitable rooms. For a development of this size and in this location the councils parking standards require up to three parking spaces to be available.

The WBC Highways Officer has advised that although not to the full standards, this is an existing situation and it is considered that the existing driveway could accommodate up to three parking spaces. The level of parking is therefore considered acceptable in this instance. No objections are therefore raised in this

regard.

Ecology:

The application is accompanied by a Preliminary Ecological Appraisal (Urban Tree Experts - Ref: SPH/NP/PEA-24/30.07, dated 13/08/2024), which concludes that the buildings suitability to support roosting bats was assessed and no potential roost features were identified during the preliminary inspection. When combined, the lack of features, along with the data from the desk top study results in the parts of the property to be affected by the proposed development being characterised as having negligible potential to support roosting bats. As such, no further survey effort is required, and no concerns are raised on ecological grounds.

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:	17 September 2024
Earliest date for decision:	5 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	17 September 2024