

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242328
Site Address:	4 Carlile Gardens, Twyford, Wokingham, RG10 9BU
Expiry Date:	5 November 2024
Site Visit Date:	2 October 2024
Proposal: Householder application for the proposed erection of single storey front extension with roof lights, alongside removal of existing conservatory with addition of external doors and terrace.	

PLANNING CONSTRAINTS/STATUS

Major development location - Twyford

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
071445	Proposed full application for the erection of a first floor front side and rear extension to the dwelling.	30/03/2007 Approve
221771	Householder application for the proposed single storey rear extension following the demolition of the existing conservatory.	08/06/2022 Approve

CONSULTATION RESPONSES

Internal

None consulted

External
None consulted

REPRESENTATIONS	
Parish/Town Council	The parish council stated they had no comments on this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The site relates to a 1960s semi-detached, two-storey dwelling in Twyford. The immediate surrounding area is a suburban residential street lined by large residential dwellings which vary in shape size and design, creating a diverse street scene. The surrounding dwellings are predominantly brick-built with traditional designs and features, including hung tiles for visual aesthetic, driveways and garages. The street is well kept with neatly trimmed lawns complimented by a variety of vegetation adding to the visual appearance and greenery of the street. The site benefits from a well-maintained front lawn with bushes, driveway which can accommodate two vehicles and a garage. The property features a combination of light and dark brickwork with brown hung tiles on the first-floor frontal elevation and a pitched roof made up of plain tiles. The rear of the property benefits from a conservatory, patio and garden with a variety of bushes and vegetation. Proposal: This application proposes a single-storey front extension which will measure approx. 4.68 meters in width, 2.23 meters in eaves height, 3.72 meters in ridge height and will project 2.86 meters forward from the existing front wall of the property. As well as the demolition of the existing conservatory at 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 area is characterized with large residential dwellings which vary in shape size and design. There are various examples of development on the street, indicating that development is not out of character for the area, and the street is continuously developing. Although, within the vicinity, there aren't any

examples of front extensions, there are examples of frontal protrusions in the street, No. 3 is an example of this where a part of the dwelling protrudes forward in front of the rest of it, suggesting the proposal would not be out of character for the area.

The single-storey front extension which will measure approx. 4.68 meters in width, 2.23 meters in eaves height, 3.72 meters in ridge height and will project 2.86 meters forward from the existing front wall of the property. The materials used will be face brickwork for the walls, which will match the existing and roof tiles to also match the existing. The roof formation will be a slanted roof to match with the existing pitched roof.

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 proposal is single-storey and would be set 4.1 meters away from the street line and there will still be land in front of the extension separating it from the street line, therefore the proposal complies with the BDG in this respect. The proposal will project 2 meters forward of the building line established by Nos. 2, 4 and 6. However, the proposal will not cause a significant visual change to the street scene and would not look out of place or cause any significant impact on either the host or neighbouring properties. As a result, the development will have minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

In respect of the demolition of the conservatory, it will have a neutral impact on the character of the area as it is at the rear of the property and won't be visible from the street scene.

Neighbouring Amenity:

Overlooking:

As the development is a front single storey and there are no side windows, there are minimal concerns of overlooking.

As well as this, Figure 4.25 in the BDG states a minimum front to front distance for opposing houses is 10 meters. There is 20.8 meters between the proposal and the opposing dwelling (No.1).

Loss of Light:

The extension is on the left side of the existing dwelling therefore No.2 are at risk of loss of light. However, the development only projects forward by 1.9 meters and as No.2 has a garage instead of a window for a habitable space, there is no concern of a loss of light.

Overbearing:

As the development is single storey and only projects 1.9 meters in front of the building line there are no concerns of overbearing.

Conclusion: Subject to conditions, the 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:	4 October 2024
Earliest date for decision:	2 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	04/10/24