

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242161
Site Address:	23b Pine Drive, Finchampstead, Wokingham, RG40 3LD
Expiry Date:	22 October 2024
Site Visit Date:	26 September 2024
Proposal: Householder application for the proposed two storey rear extension following the demolition of the conservatory.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Modest Development Location – Finchampstead North

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
980617	Proposed full application for a two-storey rear extension to dwelling	24/06/1998 Approve

CONSULTATION RESPONSES

Internal

WBC Ecology – No objections
WBC Highways – No objections

External

None Consulted

REPRESENTATIONS

Parish/Town Council	The Parish Council requested an extension until the 20 th September, however no comments were received after that date.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site relates to a 1980s two-storey detached dwelling in Finchampstead North. The immediate surrounding area is a residential street with a wide variety of dwellings which all vary in shape, size and material, creating a diverse street scene. Every dwelling on the street is unique and ranges from small bungalows to large, detached family homes. The street also benefits from an inviting and vibrant variety of greenery and vegetation including tall trees and patches of grass amongst the pedestrian highway complimenting the street scene.

The site is hidden off street by a long driveway, behind 23a Pine Drive. The site benefits from a private driveway, front lawn and external garage. The dwelling is made of red facing brickwork with a gable roof formation of plain tiles and 4 dormers, 2 to the front and 2 in the rear. The rear of the property includes a spacious garden with an aesthetic variety of vegetation, a patio used for socialisation and a conservatory. There are boundary fences on all sides of the garden which are overgrown by a wide variety of large vegetation, increasing the properties privacy.

Proposal: This application proposes a two-storey rear extension with a rear dormer, following the demolition of the existing conservatory. The development will measure approx. 4 meters in length, 8.5 meters in width on the ground floor and 4.58 meters in length, 6.9 meters in width on the first floor. The extension will measure approx. 6.84 meters in height from ground level to its highest point.

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 surrounding area is diverse and there are examples of various types of development in the street. The development proposes a two-storey rear extension with a rear dormer following the demolition of the existing conservatory which will measure approx. 4 meters in length, 8.5 meters in width on the ground floor and 4.58 meters in length, 6.9 meters in width on the first floor. The extension will measure approx. 6.84 meters in height from ground level to its highest point. Neighbouring property 23c has 3 rear dormers which stretch across the width of the dwelling, therefore the dormers proposed would not be out of character for the area. The materials used will match the existing dwelling (red facing brickwork) but will include hung tiles for the dormer. The development will also include a rear ground floor window and a set of bi-fold doors on the ground level.

The roof will be a crown roof formation of made up of concrete tiles. Whilst crown roof forms are generally discouraged by the council, the site is set back 68 meters from the main roadside in a private cul-de-sac that is well screened from the viewpoints furthermore the massing of the crown roof form would be concentrated to the rear of the property thereby limiting its visual dominance in the cul-de-sac. The flat roof element will also be heavily screened by the hipped roof elements and dormer thereby making it acceptable in this instance. In the vicinity are dwellings with varying roof forms and additions.

The Borough Design Guide (BDG) provides guidance for rear extensions in terms of their shape and design:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a side boundary.
- The side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours.
- Maximum eaves and ridge height should be no more than those of the existing property.

The BDG also states the following for dormer windows:

- Dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof.

The proposal projects exactly 4 meters on ground level and 4.58 on first floor level however this will have minimal impact due to the size of garden and significant distance from the opposing rear dwelling. The proposal has no side windows and doesn't exceed the ridge or eaves height of the existing dwelling. The dormer windows are on the main roof, positioned away from both sides of the roof and does not exceed the height of the ridgeline of the existing roof. This ensures that the dormer appears as a subservient feature of the main roof. Therefore, this development complies with the BDG and is deemed acceptable in terms of design and scale and overall, the appearance and form of the dwelling will remain, despite its increased size.

As mentioned, the development is at the rear of the property and the site is hidden off the street by a long driveway and No. 23a Pine Drive, the extension will not be visible

from the immediate street therefore will have minimal impact on the character of the area and is also acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development does not acquire any additional windows on either side of the extension, therefore overlooking neighbouring's either side will not be a concern. However, the rear dormer windows face the rear garden of the opposite property (No. 53 Foxcote). Having measured the rear-to-rear distance between both dwellings, the distance (33.5 meters) exceeds the 22m minimum distance between two dwellings therefore is deemed as acceptable. Overlooking to neighbouring gardens would also not be substantial and is a similar arrangement to the existing. Moreover, views to windows of habitable rooms within No. 21 Foxcote to the north would be at least 22m away and at a very oblique angle which would help avoid any significant overlooking to this neighbouring property.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of the neighbouring ground floor windows. This was not breached as a result of the development and as such, the development will not result in a substantial loss of light to either neighbouring property.

Overbearing:

The development of similar size to the neighbouring properties and only projects past the rear building line of the closest neighbour (23c Pine Drive) by approx 2m.. There is also a gap of 1.58 meters between the development and northern boundary and 1.55 on the western side which exceeds the council's guidance of 1 metre. The proposed development is also modest in relation to size and shape therefore will have little impact in terms of overbearing.

Highways Access and Parking Provision: This proposal will reduce the number of habitable spaces from 9 to 8 therefore it is expected that there will be no additional demand for car parking and no reduction in parking provisions.

A parking plan was provided showing the existing driveway accommodating 3 5m x 2m parking spaces.

The councils Highways Officer has reviewed the proposals and confirmed that the three existing driveway parking spaces will be enough for a property of this size in accordance with the WBC Car Parking Standards, having no parking concerns or objections.

There will also be no negative impact on abilities for cycle storage, which is acceptable.

Ecology: The site is located within a Bat Roost Suitability Habitat and due to development being a two-storey extension with works being done to the main roof a bat survey was required.

The councils Ecology Officer reviewed the proposals and survey and concluded that they were satisfied with the survey methodology and the property had no current potential roosting features. Furthermore, having no ecological objections or concerns to this development.

Conclusion: Subject to conditions, the application is acceptable and is therefore recommend 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:	26 September 2024
Earliest date for decision:	17 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	26/09/24