

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243136
Site Address:	151 Hilmanton, Earley, Wokingham, RG6 4HJ
Expiry Date:	28 February 2025
Site Visit Date:	2 January 2025
Proposal: Householder application for the proposed single storey front extension and garage conversion to create habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
23554	Detached House and Garage	Approve 18 th July 1985

CONSULTATION RESPONSES

Internal
WBC Highways WBC CIL
External
N/A

REPRESENTATIONS

Parish/Town Council	No objection subject to the following condition that as these proposals have a separate entrance, no part of the extension as hereby approved shall be used as a separate unit of accommodation for fee paying occupants, unless otherwise approved by WBC in writing, to ensure that adequate car parking is provided at all times, to protect the amenity of neighbouring properties, pursuant to Policies CC07 and CP3. <i>Officer comment: The proposed plans do include another external entrance to the proposed extension. The external door shown on the submitted plan refers to an access passage to the rear garden. Moreover, the submitted floorplans indicate only ancillary accommodation to the main dwelling and a Householder planning application cannot grant any material change of use for a separate self-contained residential unit. However, an informative is recommended to draw the applicant's attention to the above.</i>
Ward Member(s)	No comments received.
Neighbours	One comment received: It is regrettable that this extension would disrupt the symmetry of the double garages in this cul-de-sac and may set a precedent for further changes. The extended accommodation would bring the neighbouring house nearer to my own property. <i>Officer comment: The impact on the character of the area and neighbouring amenity is discussed later in the report.</i>

APPRAISAL

Site Description: The site relates to a 1980s detached dwelling, located in the residential area of Earley. The property benefits from an open plan front garden, driveway and a double garage. The street scene comprises a cul-de-sac of properties similar in size, age and design.

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 would 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.

Proposal: This application proposes the erection of single storey side extension to form a kitchen, as well as the conversion of the existing garage to create a utility room, WC and office. The single storey side extension would measure 5.4 meters in width, 3.18 meters in depth and be 4 meters in height to the top of the pitch roof. It would be forward of the existing garage and set back from the principal elevation by 3.4 meters. The proposed pitch roof would be 0.7 meters lower than the existing garage pitch roof. It would abut the existing dwelling and be 1 meter from the north facing shared boundary with no. 152 Hilmanton. The proposal would create an additional door and access to the main dwelling via a gate in the existing fence. The garage conversion would have a window on the front elevation, a door on the rear elevation and two windows on the side elevation facing south.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

Hilmanton comprises detached houses of a similar design and size. One other property has a garage conversion, but there are no other extensions forward of the garage building line in the street scene. The proposed side extension would appear subservient to the host dwelling given its limited height and bulk, and would not be overly dominant in the street scene or disrupt the rhythm of buildings. It would relate well to other street frontages because the ridge height would be 0.7m lower than the existing garage roof, it will be set back from the principal elevation by 3.4m and be 1m away from the boundary with no. 152 Hilmanton.

Overall, the proposal would have minimal impact on the character of the local area would be acceptable in relation to policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

There would not be any windows facing onto the side elevation of no. 152 Hillmanton. Two windows would replace one window and a glazed door on the south facing elevation of the garage conversion that overlook the rear garden and a 1.8m high fence. Therefore, there is no impact on the neighbour's privacy from any additional overlooking.

Loss of Light:

No. 152 Hillmanton is sited at a right angle to no. 151. The nearest ground floor habitable window at no. 152 is parallel to the extension and 10 meters away. Therefore, there would be no significant impacted on loss of light.

Overbearing:

The side elevation of the front extension that faces onto no. 152 would not protrude beyond the existing principal elevation of no. 151. Moreover, it would be located 1 meter away from the shared boundary. Therefore, it would not be overbearing to the neighbouring amenity.

Overall, the impact of the development on the residential amenity would be acceptable in relation to policy CP3 and CP9 of the Core Strategy.

Highway Access and Parking Provision:

Highway Officer Comments: The proposal would not result in any additional habitable rooms or have a significant impact in respect of the councils parking standards. The remaining level of driveway parking is considered acceptable in this instance.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council would 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 would 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:	Yes
Recommendation:	Approve
Date:	5 February 2025

Earliest date for decision:	9 January 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	06/02/25