

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242701
Site Address:	44 Hatch Ride, Crowthorne, Wokingham, RG45 6LB
Expiry Date:	26 March 2025
Site Visit Date:	3 February 2025
Proposal: Householder application for the proposed erection of a single storey front extension and a first floor side extension, plus conversion of the garage to habitable accommodation and roof alterations.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Bat Roost Habitat Suitability
Borough Parishes
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
960634	Proposed Conversion of Garage to Study And Single Storey Front Extension To Dwelling To Form Garage.	Approved – 23/4/96
950104	Proposed First Floor Side Extension to Form Additional Bedroom and Bathroom	Refused – 7/2/96
42689	Single storey rear extension to form dining room and Kitchen single storey side extension to form garage	Approved – 04/06/1994

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comment
WBC Ecology – No objection

External – none

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish - “No objection to the front and side extensions but the outbuilding is visually intrusive and out of keeping” - Officer comment: The outbuilding has been removed from the proposals
Ward Member(s)	No comments received
Neighbours	Objection regarding loss of light and proximity to driveway of neighbouring property - Officer comment: Loss of light has been considered in the report. The proposals do not include any work to the neighbouring driveway. Comment in support of extension but objecting to out building - Officer comment: The outbuilding has been removed from the proposals

APPRAISAL

Procedural:

It should be noted that the original submission included an outbuilding to the front of the property. This was objected heavily by consultees and was removed from the proposals by the applicant. This report and decision is in line with the new plans, with no proposal for an outbuilding.

Site Description:

This application relates to a two-storey semi-detached dwelling in an established residential area. The area is characterised by both detached and semi-detached dwellings with a similar design and character. Many dwellings have benefited from extensions to the front, rear, and side.

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 proposed open front porch is minor in scale, and clearly subservient to the host dwelling. Therefore, it is deemed to have an acceptable impact on the character of the area.

This development proposes a garage conversion, with a first-floor side extension above. This will involve a change to fenestration at the front and rear of the property, and a small single storey front extension, bring the area of the property that is currently set back, into line with the remainder of the property. The ground floor front extension in front of the existing garage will involve the addition of a new lean-to roof, and the addition of front facing patio style doors. Whilst the installation of the patio doors on the front elevation of the dwelling is an unusual feature, this would not have a significant impact on the appearance of the enlarged dwelling and matched the style of the existing windows.

Overall, the garage conversion is deemed to have an acceptable impact on the character of the area, as the materials proposed, and new doors implemented are in keeping with the style of the host property.

The first-floor extension above the existing garage will have a hipped roof and repeat the form of the existing roof, matching the ridge and eaves height of the existing roof, which is in line with the borough design guide. The extension is also set back from the front elevation of the dwelling, helping to create a visual sense of subservience to the main dwelling. It will extend approximately 3.1 metres towards the existing boundary, which although takes the extension up to the boundary, it matches the flank wall of the existing garage. Overall, it is deemed that the first-floor extension continues the character of the dwelling well and the overall impact on the character of the area is acceptable.

Neighbouring Amenity:

The front porch has no impact on neighbouring amenity, it is small and open, only providing a covering over the relocated front door to the dwelling.

Side extension and conversion of garage:

Overlooking:

As there are no windows proposed in the side elevation of the first-floor extension, there is little concern around overlooking. The only added windows and doors are front and rear facing, and of similar location to existing windows, therefore the potential

for a loss of privacy to the neighbours is low.

Loss of Light and overbearing:

As the development will increase the eaves height of the existing garage area by approximately 2.5 metres, there is potential for loss of light and overbearing to have an impact on the neighbour at number 42. The 25-degree test has been carried out and there is a breach for the ground floor windows of the neighbour. The three ground floor neighbouring windows that are affected serve a hallway, kitchen and utility room, this was confirmed with the neighbour on a site visit. As these are not habitable rooms the impact is not considered to be detrimental. The first floor neighbouring windows that face that property will not be affected to a harmful level as the 25 degree line is not breached.

Any impact of overbearing for this development is mitigated by the sufficient separation distance of approximately 3.5 metres between the flank wall of the applicants dwelling and the neighbouring dwelling. Further mitigation comes from the existing outbuilding in the garden of number 42 screening much of the view of the development and the fact that the main amenity space is well away from the proposed extension.

Highway Access and Parking Provision:

The applicant has retained the large driveway, which is suitable for three vehicles, hence the WBC highways officer has raised no objection to the proposal.

Ecology:

The WBC Ecology officer has reviewed the application and is satisfied with the method and conclusion of the Preliminary Roost Assessment carried out. They have offered no objection to the proposal due to the conclusion that the dwelling is of negligible bat roosting potential.

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:	No
Recommendation:	Approve
Date:	15/02/26
Earliest date for decision:	19 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	26.02.2025