

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242426
Site Address:	80 Durand Road, Earley, Wokingham, RG6 5YS
Expiry Date:	19 November 2024
Site Visit Date:	25 October 2024
Proposal: Householder application for proposed erection of a side extension and garage conversion.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Earley)
Tree Preservation Orders
Landscape Character Assessment Area

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
001857	Proposed single storey side extension to dwelling.	Approved 30/11/2000

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council raise no objection to the application subject to WBC imposing a condition that ensures the
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	extension/conversion is not used as a separate unit of accommodation for fee paying occupants.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Proposed Works:

This application seeks permission to erect a single storey side extension (5.2m x 3m) to the property. Plus, the conversion of the existing garage to provide an office and a gym room.

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:

Side Extension

The proposed single storey side extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distance as the proposal is set right on the boundary with the neighbouring property. However, given the proportionate scale and unimposing design of the side extension, it is deemed that the extension would have an acceptable impact on the appearance of the dwelling and the wider area. The side extension would not be visible from the public domain, and therefore the visual effect of the extension poses no harm to the character of the area.

Garage Conversion

The proposed garage conversion will see the garage doors being replaced with windows that will match the existing windows of the dwelling, additionally the bricks used will also match those of the dwelling. It is therefore not considered that the conversion of the garage would harm the character of the area.

Neighbouring Amenity:

Side Extension

The proposed single storey side extension would extend approximately 3 metres from the side of the dwelling, and it would be single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns on neighbouring amenity ground relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey

extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed side extension is set right on the boundary with the neighbouring property but an eaves height of 2.55 metres shows compliance with this guidance and therefore it is not deemed that the side extension would have an overbearing impact on the neighbouring property.

Garage Conversion

The proposed garage conversion poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9, CU3

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	14 November 2024
Earliest date for decision:	18 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	15/11/24