

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242739
Site Address:	15 Oxford Road, Wokingham, RG41 2YE
Expiry Date:	23 December 2024
Site Visit Date:	08/11/2024
Proposal: Householder application for the demolition of existing outbuilding and rear extension. Proposed single storey rear and side extension with rooflights, plus installation of roof over existing front steps. Addition of first floor bay window on frontal elevation. Addition of rear first floor balcony. Alongside associated changes to fenestration and internal works.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation 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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
121389	Proposed single storey rear extension	Approved 05/10/2012 (not implemented)

CONSULTATION RESPONSES
Internal
WBC Ecology – No comments received
External
None consulted

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Four letters (some duplicate) of objection from the residents of nos. 13 & 15A Oxford Road on the following grounds: - Overlooking impact from the proposed first floor rear balcony onto their patio and garden - Proposed side extension will be 0.9m higher than the existing outbuilding causing loss of light onto their lounge (of no. 15A) - Unrestricted view to the east will be reduced to that of a brick wall and roof from their side window (of no. 15A) <i>(Officer's comments: these issues will be discussed below in the appraisal section of this report.)</i> - Construction of proposed extension could affect structural stability of rear east wall of no. 15A. - Damage the proposal may do to the party wall (of no. 13) considering record of subsidence <i>(Officer's comments: construction and party wall details are not regulated by the Planning Act, therefore are not planning</i>

	<i>material considerations.)</i> Email from the applicant's agent (dated 21/11/24) in response to neighbours comments.
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APPRAISAL

Site Description:

Two storey (plus basement) semi-detached dwelling with a single storey rear extension located in a residential road formed by dwellings, schools and industrial units that results in a varied street scene. A timber detached shed is located to the side/rear of the site.

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 front bay window at first floor would be an extension of the existing bay window, maintaining the same design and proportions, so that it would appear in keeping with the style of the dwelling and pair of semi-detached properties. Likewise, the proposed canopy over the front entrance door would be a minor element that would not result in any harmful impact to visual amenity and local character.

The rest of the proposal would involve a single storey extension to the side/rear of the dwelling, which given its single storey nature and considerable set-back from the main road (the side element), it would have limited views from the public realm, therefore would not be considered to result in any negative impact upon the character of the street scene.

Neighbouring Amenity:

Overlooking: the new front bay window would replace a smaller front window at first floor which already overlooks the public street. Towards the rear, it is proposed to replace an existing first floor window with a full glass door, which would provide access to a small balcony of approximately 90cm in width. Objections have been raised by both adjoining occupants of nos. 13 and 15A Oxford Road over potential overlooking impact from the proposed first floor rear balcony onto their patio and garden. Whilst the objection is duly noted, the proposed floor plans and elevations

show the balcony would have full height solid parapet walls on each end to limit any sense of overlooking onto neighbouring properties. Whilst these parapet walls are not desirable in terms of its overall appearance, in this case they would provide reasonable screening, which combined with the very small width of the balcony (0.9m) would ensure that no undue harm would result upon adjoining neighbouring amenities in terms of loss of privacy as there is insufficient space for any furniture such as tables/chairs therefore limiting the use of the balcony and time likely to be spent here. Moreover, it is noted that the balcony would only be accessed through a first floor bedroom, therefore it is unlikely it would be used at all times. As such, a reason for refusal on this ground would not be justified.

Loss of Light & Overbearing: the proposed side/rear extension would be single storey replacing an existing rear extension which is already right up to the shared boundary with the adjoining semi no. 13 Oxford Road, that also has a single storey conservatory extension to the rear. It would have a flat roof of similar height to the existing extension, and would only project slightly further from the conservatory of no. 13 (circa 0.6m), so that it would not result in any significant overbearing or overshadowing onto the amenities of this neighbouring dwelling over and above the current situation.

With regard to no. 15a Oxford Road to the west side, it is noted the objection raised in respect of the side/rear extension, claiming this would cause loss of light onto their lounge and loss of unrestricted view to the east from their side window. Whilst the objection is duly noted, in this case the proposed plans show that the side/rear extension would be set in from the common side boundary, in accordance with the Borough Design Guide recommendations, and whilst it would extend beyond the rear elevation of no. 15a (by approximately 3.4m), the proposed extension would replace the existing large outbuilding which already sits almost right up to the side boundary shared with no. 15a. Moreover, the new extension would be single storey with a slightly pitched roof of maximum height 2.8m at its highest point. This is only 0.5m higher than the existing timber shed outbuilding which has a maximum ridge height of 2.3m. In addition, the site visit confirmed that views from their side facing window are already restricted from the existing outbuilding and high boundary fence, so that the new extension would not be different to the existing situation.



Fig 1: Image showing side facing window at no. 15A Oxford Road

It is therefore considered that overall, the proposed extensions would not result in any harmful impact upon the private amenities of no. 15a by way of loss of light, overbearing or loss of outlook.

Highway Access and Parking Provision:

The site visit confirmed that the existing driveway has capacity to allow for 2no cars to park in tandem. This parking provision is considered acceptable in line with the Council's parking standards. Whilst the tandem parking arrangement is not desirable, this is the same as the current situation, so that it would be unreasonable to raise an objection/concerns on this sole ground.

Amenity Space:

The remaining rear garden would still be of an adequate size to accommodate typical garden activities.

Ecology:

The application site is not identified in the Council's constraints mapping system as being suitable for hosting bat roosts, although the immediate surrounding environment is identified as having potential for roosting bats. Notwithstanding, the proposed development would be mainly at single storey level, with no part of the proposal affecting the main roof of the house. Nevertheless, an Informative will be added to any decision (if granted approval) if any bats are found within the property all works should be stopped and advice should be sought from a qualified ecologist.

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:	Approval
Date:	22 November 2024
Earliest date for decision:	19 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	22 November 2024