

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243005
Site Address:	93 London Road, Wokingham, RG40 1YB
Expiry Date:	27 January 2025
Site Visit Date:	5 December 2024
Proposal: Householder application for the proposed erection of a single-storey rear extension and a hip-to-gable roof extension with installation of a rooflight and rear dormer to facilitate conversion of the loft to habitable accommodation, removal of a shed and two chimneys, changes to fenestration, and the addition of a new roof over an existing bay window.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
AQMA 2004
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Green Routes and Riverside Paths Consultation Zone
Archaeological Sites Consultation Zone

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 CP8 – Thames Basin Heaths Special Protection Area 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

	TB21 – Landscape Character TB25 – Archaeology
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
12273	Rebuilding of garden wall.	Approved 12/12/1979

CONSULTATION RESPONSES

Internal

WBC Highways – No objection (02/12/2024).
WBC CIL – Not CIL liable (02/12/2024).

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One letter of objection received (23/12/2024). Concerns include: - Rear extension generating loss of light and overbearing impacts to neighbour. - The proposed hip to gable roof alteration would disrupt the existing rhythm of built form. - Rear dormer of no.95 London Road shown incorrectly on plans. - Concerns regarding the relocation of the shared sewer pipe.

APPRAISAL

Site Description:

The application site consists of a two-storey, semi-detached property located on the southern side of London Road, Wokingham. London Road is a connector road in a mainly residential area on the northeastern edge of Wokingham Town Centre.

The property is set back from the road behind a brick wall and hedging and a driveway providing off-street parking.

There is no prevailing character to dwellings along London Road. The properties vary in size, age and design, with many having already benefited from alterations and extensions in various forms.

Proposal:

This application seeks approval for the erection of a single-storey rear extension with a part pitched roof, part mono-pitch roof form and five rooflights following the removal of the existing ground-floor bathroom. Also proposed is a hip to gable roof extension and dormer with a flat roof form in the rear elevation to facilitate the conversion of the loft to create habitable living accommodation. Also proposed is the removal of the front and rear chimney.

Changes to fenestration are also proposed which include relocating the window of the rear bedroom to the rear elevation, and the insertion of one rooflight in the front elevation of the main roof.

Included in the proposal is a replacement pitch roof above the existing flat roof bay window in the front elevation.

Proposed materials include rendered walls to match existing, slate tiles on the rear extension and a felt roof to the proposed dormer.

NOTE:

Revised plans were submitted following a third-party objection regarding plans showing the rear dormer of no.95 London Road extending across the boundary onto no.93, and concerns over the height of the proposed rear extension and the overbearing and overshadowing impact that would be generated.

Subsequently, revised plans were submitted that represent the neighbouring property accurately, and a revised roof form above the rear extension which reduces the eaves height along the shared boundary.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

There is no prevailing character to the design and form of properties along London Road. Properties vary in age, design style, form and appearance with many of the properties having been altered and enlarged over time.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments. Following the removal of the existing bathroom, the single-storey rear extension would protrude approximately 5.1m from the rear of the existing kitchen and would align with the rear extension of no.95 London Road. The rear section of the extension would be stepped in from the eastern shared boundary to replicate the built form of no.95. The extension would be set back more than 15m from the road and would hold limited views from the street scene. Therefore, this element of the scheme would not cause any detrimental impact to the character of the host dwelling or local area.

The proposed changes to the main roof would include a hip to gable extension and rear dormer (following removal of the front chimney), to facilitate a loft conversion. The flank wall of the proposed gable would be set in approximately 2.2m from the side boundary and approximately 3.5m from the flank wall of no.91 London Road. The changes would not alter the overall separation distance between the host dwelling and no.91 London Road and would retain views through to the green backdrop of the rear garden. Page 57 of the BDG states that roof alterations should not result in the eaves height or ridge height of a property being raised. The proposed changes to the roof would maintain the ridge height of the existing roof. The proposed dormer would be set down from the main ridge line and would be set in from the western roof edge. There would be limited views of the rear dormer from the public realm, and any views of the dormer window would be sufficiently in-keeping with the already constructed rear dormers of nos.45, 53, 57 and 91 London Road.

One third party raised concern regarding the roof changes 'removing the consistency of design' between the host dwelling and adjoining semi. However, it is noted that no.95 has already benefited from a loft conversion which included the erection of a rear dormer which protrudes a significant distance from the side of the roof. Although stepped in from the flank eaves, this has altered the original roof form of the property, and has extended the ridge line to the side, creating a similar effect to a gable extension. Thus, the original roof form of the semi-detached properties has already been disrupted by the addition of this rear/side dormer. Therefore, the proposed hip to gable extension would not conflict with the surrounding built form and would not be out of character within the street scene.

The proposed alterations to the existing ground-floor bay window in the front elevation would replace a flat roof with a tiled, pitch roof form. This would be a relatively minor change to the property frontage and would replicate the pitched bay roofs of the adjoining pair of semi-detached properties – nos.89 and 91. The change would be in-keeping with typical design features for the period of the property, as well as with the design of surrounding properties. Therefore, the change would be sympathetic and would not be out-of-keeping with houses in the immediate vicinity and is acceptable.

The addition of one rooflight in the front elevation of the main roof would not have been an original design feature of the property. However, the adjoining semi already has one

front facing rooflight, therefore, this element of the scheme would not be out of character within the street scene.

Neighbouring Amenity:

Overlooking:

The rear extension would be single-storey and would be approximately 66m from the rear fenestration of nos.26 and 28 Seaford Road. This is significantly higher than the minimum 12m back-to-back separation distance recommended in the Borough Design Guide (BDG) for one and two storeys.

There are five rooflights proposed in the rear extension. One in the eastern elevation and four in the western elevation. The rooflights would be more than 4m to the first-floor rear fenestration of nos. 91 and 95. Therefore, this element of the scheme would not generate any significant overlooking impact to the amenity of the adjoining neighbours.

The rooflight proposed in the front elevation of the main roof would be road facing and more than 35m from the front fenestration of nos.84 and 85 London Road. Due to the significant separation distance, no harmful loss of privacy would be generated.

The proposed fenestration in the rear dormer would be located approximately 76m from the rear fenestration of nos. 26 and 28 Seaford Road. This is significantly higher than the minimum 26m back-to-back separation distance recommended in the BDG for over two storeys. Therefore, this distance is acceptable to maintain privacy to the neighbouring properties.

One third party raised concern regarding the rear dormer extending up to the existing rear dormer of no.95. The applicant should note that whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Loss of Light & Overbearing:

In response to neighbour concerns regarding harmful neighbouring impact from the proposed height of the rear extension, amended plans were submitted to replace the originally proposed mono-pitch roof with a pitched roof form. This reduced the roof height along the shared boundary with no.95 from approximately 3.7m to 2.62m. In addition, the rear extension would step in from the shared boundary by approximately 0.8m. This accords with page 56 of the BDG which recommends that for rear extensions 'The eaves height of single-storey extensions should not exceed 3m within 2m of a side boundary'.

Whilst it is recognised that the rear extension would protrude in excess of the BDG recommended 4m, the extension would align with the rear extension of no.95 and would extend significantly less than the adjoining conservatory of no.95. Therefore, due to the eaves height and single-storey nature of the extension, it is considered that there would be limited overbearing or overshadowing impact generated.

The proposed rear dormer would be set down from the ridge line and in from the western eaves. Whilst it is acknowledged that the eastern flank of the dormer would extend to the site boundary, it would join the existing dormer window of no.95. Therefore, the proposed changes to the roof would not unduly impact neighbouring amenity in terms of any overbearing or loss of light.

The impact on adjoining neighbours has been considered in detail and informed by third party comments. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with policies CP1, CP3 and guidance in the BDG.

Relocation of sewer pipe:

The relocation of a shared sewer pipe would not be a material planning consideration when assessing this application and is considered a civil matter.

Highway Access and Parking Provision:

The proposal would not increase the overall number of habitable rooms and the Council's Highways officer was consulted. Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards. The officer raised no objection and summarised that the proposal would not generate any additional demand for vehicle parking, plus no reduction in onsite parking provision which is acceptable.

Conclusion:

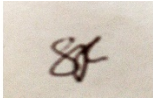
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	16 January 2025

Earliest date for decision:	23 December 2024
------------------------------------	------------------

Recommendation agreed by: (Authorised Officer)	
Date:	23.1.25