

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242429
Site Address:	53 Woodwaye, Woodley, Wokingham, RG5 3HB
Expiry Date:	19 November 2024
Site Visit Date:	8 October 2024
Proposal: Householder application for the proposed demolition of existing conservatory preceding single storey rear extension with roof light, front porch extension, loft conversion with dormer extension and roof light, and changes to existing fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Woodley
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

There is no planning history relating to the site.

CONSULTATION RESPONSES

Internal

WBC Highways: No objection, informative recommended.

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections, but asked that the obscured glass be specified as appropriate where overlooking the neighbouring property. <i>Officer' Comment: This is discussed in the Neighbour Amenity section of the report.</i>
Ward Member(s)	No comments received
Neighbours	1 comment received stating that a site notice had not been displayed. <i>Officer's Comment: The applicant is not required to display a site notice under the relevant legislation. All immediate neighbouring properties were notified of the application in accordance with the Council's Statement of Community Involvement.</i>

APPRAISAL

Site Description:

The application site is a detached 1930s bungalow on Woodway, Woodley. While several neighbouring properties have been altered over time, the street scene predominantly comprises detached bungalows which sit on a fixed building line. The site benefits from modest later additions and amenity space to the front and rear.

Proposal:

This application proposes the erection of a single storey rear extension, single storey front porch extension, 2no. side dormer extension and the conversion of the existing loft space to create additional habitable accommodation, following the demolition of the existing conservatory and utility room. Both proposed side dormers would have a width of approximately 8.5m and would be set down from the main ridgeline by approximately 0.35m. The rear extension would have a total depth of approximately 6m with a ridge height of 3.05m.

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.

Design and Character of the Area:

While consisting of predominantly detached bungalows, several neighbouring

properties benefit from later alterations and additions which have created first floor habitable accommodation. Dormer extensions at the front and side of dwellings are prevalent on the street scene, with varied sizes, form and materials highly visible and therefore the proposed development would not be out of character in this respect.

While the proposed dormers would be of a considerable width and add bulk to the existing roof planes, they would still appear as subservient additions to the host dwelling due to being set down from the ridgeline and set back from both the eaves line and the sides of the main roof. Moreover, their size would be in keeping with neighbouring examples of development including No.62 Woodwaye, while the visual impact would be further mitigated by the proposed use of complementary external materials.

The proposed single storey front porch extension would be a modest addition to the host dwelling. With a relatively modest depth, width and height it would marginally encroach the existing principal (front) building line and would not add significant bulk to the site's frontage. Moreover, it would remain well set back from the street scene by approximately 7.7m.

While the proposed single storey rear extension would significantly enlarge the footprint of the host dwelling, its size would be in keeping with similar examples at both immediately adjacent neighbours and would not be out of character in this respect. Moreover, its overall bulk would be mitigated by its appropriate flat roof form and restricted eaves right and it would not be visible from the street scene.

Overall, the proposal would have an acceptable impact on visual amenity and local character in accordance with policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The proposal would introduce 3no. side facing windows at first floor level. While these would each serve a non-habitable room (bathroom or landing), both immediate neighbouring properties benefit from rooflights or dormer windows which could directly face the proposed windows. To protect the amenity of both neighbouring properties and the residential amenity of the site, a condition is recommended which requires the windows to be obscure glazed and top opening only and retained as such. An additional condition is recommended to restrict the insertion of any additional windows on both dormers to prevent any potential overlooking opportunities.

There are no concerns relating to the proposed rooflight on the west facing dormer. Due to the dormers being contained within the main roof planes, the proposal would not result in direct overlooking of the rear amenity space serving Nos. 51 & 55 Woodwaye. The proposed Juliet balcony at the rear would have an oblique outlook of the neighbourhood and would not create any direct overlooking opportunities into the adjacent rear gardens.

Loss of Light: While the proposed dormers would not encroach above the existing roofline of the host dwelling, the development is likely to result in a loss of day light received by the side facing fenestration serving Nos. 51 & 55 Woodwaye adjacent,

albeit to a small degree. The separation distance between the proposed development and the existing fenestration, approximately 3.25m to No.55 and 3.85m to No.51, would allow a sufficient level of daylight to be retained and would not completely block off all daylight received.

Moreover, due to the existing relationship with both adjacent neighbours, the existing fenestration facing the proposed dormers effectively borrows its outlook from the application site. BRE Guidance indicates that in these relationships, any existing side-facing fenestration cannot be afforded a great degree of protection from any proposed development.

Due to the existing relationship of the site with both immediate adjacent neighbours, any potential loss of light impact resulting from the proposed single storey rear extension would be sufficiently mitigated. The applicant has undertaken a 45 degree (horizontal) test under BRE Guidance, shown on the proposed ground floor plan, which demonstrates that the extension would not conflict with the level of light received by the rear fenestration serving No.55 Woodway adjacent to the west.

While the proposal would result in relatively small loss of light impact on the immediate adjacent neighbours, in this instance it is not considered that the resultant level of harm on amenity would be significant enough to warrant a reason for refusal.

Overbearing: Both proposed dormers would have a separation distance of more than 3m from both Nos. 51 and 55 Woodway and would be set in from the eaves line and the sides of the roof. Therefore, they would be sufficiently set back from the adjacent properties, mitigating any potential overbearing impact in this respect.

While the proposed single storey rear extension would be sited in very close proximity to the shared side boundary with No.55 adjacent, due to its marginal encroachment beyond the rear building line of No.55, appropriate flat roof form and restricted eaves height any potential overbearing impact would be sufficiently mitigated.

Overall, it is considered that any potential harm on neighbouring amenities has been sufficiently mitigated, prohibiting any adverse harm over and above the existing level of amenity. The proposal is therefore compliant with Policies CP1 and CP3 of the Core Strategy.

In respect of the above, it is considered that on balance the application is acceptable and is therefore recommended for **approval**.

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:	11 November 2024
Earliest date for decision:	16 October 2024

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