

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242599
Site Address:	30 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH
Expiry Date:	10 December 2024
Site Visit Date:	22 November 2024
Proposal: Householder application for the proposed erection of a single storey rear extension with skylight, detached outbuilding, installation of solar panels to front and rear roof slope and installation of two air conditioning units on rear elevation.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Dev. Location (Spencers Wood)
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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
161255	Full application for the proposed erection of 32no dwellings with associated vehicular access, parking and landscaping.	Approved 15/08/2017

CONSULTATION RESPONSES

Internal

WBC Environmental Health – Request further information prior to determination.

Officer comments: This will be assessed within the main report.

WBC Landscape and Trees – No objection subject to conditions. *Officer comments: This will be assessed within the main report.*

External
None

REPRESENTATIONS	
Parish/Town Council	No comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Description of Proposed Works: This application seeks permission for the proposed erection of a single storey rear extension (3.7m x 5.75m) to create an orangery. The erection of a detached outbuilding located at the rear of the garden to provide a garden office and shelter. Plus, the installation of solar panels to the front and rear roof slope, and the installation of 2 no. air conditioning units to the rear elevation. 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: <u>Rear Extension</u> The proposed single storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set approximately 3.1 metres from the boundary with the neighbouring property no. 29. Additionally, given the proportionate scale of the rear extension and the unimposing design, it is deemed that the rear extension would have an acceptable impact on the character of the area. The proposal is also to the rear of the dwelling where it would not be visible from the public domain and this further demonstrates that there would be no adverse impact on the character of the area. <u>Outbuilding</u> The proposed outbuilding is located to the rear of the dwelling at the back of the garden, and it would only be slightly visible from the public realm. The outbuilding is right on the shared boundary with nos. 28, 32 and 33. The outbuilding has a maximum height of 2.5 metres, and when considering its location along with the size and scale, it is

deemed that the outbuilding is acceptable in its proposed location, and it would not negatively impact the character of the area.

Solar Panels

7 solar panels are proposed to the front elevation of the dwelling and 7 solar panels are proposed to the rear elevation of the dwelling. The proposed solar panels on the front elevation would be visible from the public realm, but the panels will be fitted so that they don't extend over the edges of the roof or go above the height of the ridgeline, thus ensuring that the panels appear as a subservient feature. The panels on the rear elevation will be fitted in the same manner, but these would only be visible from the rear gardens of nos. 28, 32 and 33. Solar panels are now a common feature on residential properties, and it is not deemed that the installation of these panels would negatively impact upon the character of the area.

Air Conditioning Units

Two air conditioning units are proposed to be installed to the rear elevation above the proposed orangery. The units would not be visible from the public realm and would only be visible from scant views from the rear gardens of the neighbouring properties nos. 28 and 33. The units are also small in scale, and it is not considered that they would unduly negatively impact the appearance of the dwelling or the character of the wider area.

Neighbouring Amenity:

Rear Extension

The proposed single storey rear extension would extend 3.7 metres from the rear of the dwelling and would be single storey in nature. There is a window proposed on the side elevation of the rear extension, but this is facing the wall of the garage at the neighbouring property no. 29. Therefore, given the single storey nature, it is not deemed that the proposal would cause a loss of light or raise any overlooking concerns. 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 proposal is set 3.1 metres from the nearest boundary with no. 29, and therefore there are no concerns relating to the rear extension being overbearing.

Outbuilding

The proposed outbuilding is single storey in nature and is set right on the boundary with the neighbouring properties nos. 28, 32 and 33. The outbuilding has a flat roof and stands at a height of 2.5 metres. Given the modest and unimposing scale of the outbuilding, it is not deemed that it would have an overbearing impact or cause a loss of light to the neighbouring properties. There are no windows proposed on the side of the outbuilding and therefore there are no concerns relating to overlooking.

Solar Panels (231103)

The solar PV panels on the front and rear roof have a low potential of light reflecting off them towards neighbouring windows, however, due to the position on the roof slope, it is highly unlikely that this issue would be detrimental to the neighbour's quality of life. There are no issues with the solar PV panels relating to overlooking, overbearing or loss of light.

Air Conditioning Units (232953)

The proposed air conditioning units do not raise concerns on neighbouring amenity terms relating to overlooking, overbearing or loss of light. The potential noise impacts on neighbours as a result of the units being located close to one another has not been assessed as part of this application. A pre-commencement condition is therefore recommended that will require a noise assessment for the two units to be submitted.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion the implementation of a rear extension measuring 3.7 metres in depth would result in a conflict with this guidance as the remaining garden length would be reduced to 7.5 metres. However, considering that the remaining garden space is 6.7 metres wide, and as there is space to the side of the rear extension, it is deemed that there would still be an appropriate amount of garden space to facilitate the development, and it will not be detrimental to the enjoyment of the current and future occupiers.

WBC Landscape and Trees:

The WBC Landscape and Trees officer has no objection to the proposal subject to a pre-commencement condition requiring the submission of a landscaping scheme. Other than the solar panels on the front elevation, no works are proposed to the front of the dwelling and there would be no impact on street scene. It is therefore considered too onerous and unreasonable to attach a condition requiring the submission of a landscaping scheme. Accordingly, the condition is not attached.

WBC Environmental Health:

The WBC Environmental Health officer has requested further information prior to determination of the application. The Environmental Health officer raised that the installation of two units adjacent to one another presents a dilemma as there may be a cumulative effect from the tonal nature of the noise of both units working together. Their view was that the application would be better served to be supported by a noise assessment carried out by a suitably qualified consultant. The Environmental Health officer was happy for the noise assessment to be secured by a pre-commencement condition, and accordingly this condition has been recommended.

Conclusion:

For the reasons stated 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

Officer recommended non-standard conditions: None

Consultee recommended conditions: Noise Assessment

Conditions agreed: Yes

RECOMMENDATION

Recommendation: Approve

Date: 12 December 2024

Earliest date for decision: 5 November 2024

**Recommendation
agreed by:
(Authorised Officer)**



Date: 12/12/24