

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242640
Site Address:	49 Watmore Lane, Winnersh, Wokingham, RG41 5JS
Expiry Date:	17 December 2024
Site Visit Date:	15 November 2024
Proposal: Householder application for the proposed erection of a part ground floor, part first floor side extension, change of hipped roof to monopitch roof for the existing single storey rear extensions, alterations to the roof form of the existing front facing dormer extension and bay windows, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comments
WBC Ecology – No comments

External

None

REPRESENTATIONS

Winnersh Parish Council	No observations
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is situated within a residential area of Winnersh.

This application seeks permission to make a number of enlargements and alterations to the dwellinghouse, including the following:

- The erection of a part ground floor and part first-floor side extension.
- Alterations to the roof form of the existing front facing dormer extension and bay windows.
- Changes to external materials.
- The re-configuration and enlargement of the existing single storey structures to the rear.

It should be noted at this stage that amended plans have been received following concerns raised by the LPA relating to the form and scale of the first-floor extension. The revised scheme comprises the reduction in ridge height of the extension, and this is available to see on the Councils planning website, using the relevant application reference number.

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: Watmore Lane is characterised by its architectural diversity. A mixture of boundary types frame a great variety of dwellings, which all express a range of materials, including brick, render, tiles and both white and brown window frames. All the properties have experienced development at different rates and in different ways. Design features such as front gables, box dormers and large two storey extensions can all be observed within the street scene.

This mixed character of the street works in favour of the proposal, as there are no prevailing design principles that the dwelling is constrained by. Nonetheless, the scheme must demonstrate that it is of a high-quality design, as increasingly emphasised through national and local policy.

The side extension is the most apparent element of the scheme, as this would increase the bulk of the dwelling by introducing additional built form at first floor level and would

bring the development closer towards the principal elevation of the existing property. It is generally advised that such additions are set back from the front elevation of the host property and set down from its ridge, thus creating a visual sense of subservience. In this instance, the side extension is not set down from the ridge and in fact protrudes beyond the front elevation, thus contrary to the guidance contained within the Borough Design Guide. Notwithstanding, following the submission of the amended plans, the prominence of the extension has been reduced due to the reduction in ridge height. These changes have ensured a more harmonious relationship with host property.

Despite the above, the proposal would still lead to an increase in bulk and would result in the loss of space between the application dwelling and No.51. The gaps between buildings can be as important as the buildings themselves, to provide views through, in this case, to the treescape beyond, and to prevent a terracing effect. However, factors weigh in favour of this proposal, including the large gap that currently exists, meaning an adequate space between the two dwellings would be retained, thus diminishing the terracing effect and provide some, albeit limited, views through. Furthermore, the fact that some other properties have already had such developments permitted in the same road is an additional mitigating component. The impact of these two sets of factors is not of such detriment that it would warrant a reason for refusal on this particular site.

With regard to the re-modelling of the existing dwelling, this involves alterations to the roof form of the front facing dormer and bay windows, as well as the complete change to external materials. This would create a more contemporary looking dwelling, which would be in keeping with other altered properties in the locality.

The changes to the rear comprise the re-configuration of the existing extensions, largely through changes to roof form. The intention, as stated within the Design and Access Statement, is to create a homogenous design that avoids the appearance of the existing ill-considered extensions.

The LPA agrees that currently the built form on site has the appearance of being disjointed, which is attributed to by the various individual attempts at extending the property. The proposal, by virtue of creating a more singular minded development, would result in a neater built form and would have a positive impact on the appearance of the site, which in turn would have a positive effect on the street scene. This is considered to outweigh the impact of the side extension failing to achieve subservience. As such, the proposal is considered to be acceptable on character and design grounds and is compliant with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The rear facing window on the first-floor side extension would provide oblique views of the adjacent residents' private gardens, however, this would not result in direct overlooking. The other additional elements of fenestration pose no added overlooking concerns.

Loss of Light & Overbearing: The proposed development would increase the scale of built form adjacent to the shared boundary with No.51, however, the first-floor element would be positioned behind the rear elevation of the neighbouring dwelling, thus mitigating any loss of light or overbearing impact. Furthermore, the single storey

components would largely make use of the existing footprint, thus limiting any added impact on the neighbouring site.

Highway Access and Parking Provision: The site has ample spaces for more than three parking spaces, which is acceptable.

Ecology: The application site lies within suitable habitat for Great Crested Newts, where GCNs are likely to be present. The submission is accompanied by a method statement which details several precautionary measures that would be adopted during development to avoid harm to GCNs. Whilst this is welcomed, the proposed works are contained within areas of existing built form and hardstanding, such that conditioning the method statement is considered unnecessary. An informative has been put forward advising on the necessary steps if any GCNs were found prior to or during construction.

Conclusion: For all the above, the proposal is acceptable, and the application is 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:	12 December 2024
Earliest date for decision:	12 November 2024

Recommendation agreed by: (Authorised Officer)	
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Date:	13 December 2024
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