

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241944
Site Address:	15 Hart Dyke Close, Wokingham, RG41 2HQ
Expiry Date:	2 October 2024
Site Visit Date:	24 September 2024
Proposal: Householder application for proposed erection of a single storey rear extension following demolition of the 2no existing conservatories plus extension to the existing detached garage along with partial conversion into habitable space following demolition of the existing shed.	

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

PLANNING HISTORY

Application No.	Description	Decision & Date
062543	Proposed erection of a conservatory to rear of kitchen of existing property.	Approved: March 2006

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description: The application site is located within a residential cul-de-sac and is occupied by a to a two-storey, detached property. There is a detached garage towards the rear garden that is accessed via the driveway. The surrounding area is characterised by detached properties of broadly similar appearance.

Proposed Development: This application seeks planning permission for the erection of a single storey rear extension, and both the extension and part-conversion of the existing garage.

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: Both the extension to the existing dwelling and the works to the garage would have limited bearing on the wider character of the area, with their presence being screened from the street scene by existing built form.

Notwithstanding the above, the impact of the proposed additions must be assessed in accordance with principle R23 of the Borough Design Guide, which states that alterations and extensions should be well designed and respond positively to the original building.

The modern style of the single storey rear extension would be juxtaposed against the more traditional architecture of the host dwelling. This contrast has been carefully considered and would ultimately enhance the rear elevation of the property when compared with the existing situation.

The extension to the rear of the garage is fairly notable, however, it is acknowledged that this would replace an existing structure of a similar size. The outbuilding would remain visually subordinate to the host dwelling and the associated conversion works would not impact the street scene, owing to the retention of the existing garage door.

Neighbouring Amenity:

Overlooking: There are no overlooking concerns associated with the proposal.

Loss of Light & Overbearing: The extension to the existing house is both modest in size and sufficiently distant to adjacent properties, such that it would not have an adverse overbearing impact or result in a loss of light for neighbouring sites.

The works to the existing garage would increase the run of built form in close proximity to the shared boundary with No.14, however, this would only impact a limited section of the neighbouring site and would not be detrimental to the living conditions of the residents.

Highway Access and Parking Provision: In accordance with WBC Car Parking Standards, the proposed development would require three parking spaces to be provided within the boundaries of the site. The existing driveway will have sufficient space to meet the parking standards, and therefore WBC Highways raise no objection to the scheme.

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:	30 September 2024
Earliest date for decision:	29 August 2024

Recommendation agreed by: (Authorised Officer)	
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Date:	30 September 2024
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