

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242282
Site Address:	15 Doddington Close, Earley, Wokingham, RG6 4BJ
Expiry Date:	1 November 2024
Site Visit Date:	26 September 2024
Proposal: Householder application for the proposed single storey rear extension with skylights.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Earley

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
230546	Householder application for the proposed erection of a single storey front extension to form a porch including formation of a new pitched single storey roof, plus partial conversion of the garage to form habitable accommodation and changes to fenestration.	11/04/2023 Approve
221232	Householder application for the proposed partial conversion of garage into habitable space, repositioning of front door, other changes to	26/05/2022 Approve7

981338	fenestration and construction of new boundary fence to side of property.	15/04/1998 Approve
052284	Proposed Single Storey Front Extension to Dwelling. Proposed first floor side extension to dwelling.	23/09/2005 Approve

CONSULTATION RESPONSES

Internal

None Consulted

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council raised no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a detached two-storey dwelling in Early. The site is located within a cul- de-sac, which creates a sense of community on the street. Within the immediate surrounding area there is a variety of similar, both detached and semi-detached, two-storey dwellings which are mostly made of similar materials with the same plain roof tiles and pitched formations, contributing to a strong street scene. Neighbouring properties also benefit from private driveways for multiple vehicles along with spacious lawns and garages. The street is also lined with various vegetation, enhancing the street aesthetic and visual appearance.

The site itself is located in the corner of the cul-de-sac, connected to the street by a driveway and separated from a public alleyway by large bushes which create privacy. The front of the site benefits from a driveway, lawn, double garage and side gate for easy access to the rear of the property. The dwelling is parallel to Meldreth Way and is separated from the highway by both a boundary brick wall, fencing and tall vegetation. The rear of the dwelling includes a spacious garden and conservatory. The main dwelling is made up of dark sandy coloured brickwork and a pitched roof with plain tiles.

Proposal: This application proposes a single storey rear extension which will measure approx. 5.4 meters in width, 1.75 meters in length and 3.3 meters in height.

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: The site is located within a residential area characterized by residential properties. The development will measure approx. 5.4 meters in width, 1.75 meters in length and 3.3 meters in height. It will propose a skillion roof formation with 2 skylights imbedded. The materials used will match the existing dwelling. Within the vicinity, there are numerous examples of rear extensions, particularly conservatories. No. 12 is an example of a similar rear extension to the proposal, therefore the extension will not be out of character for the area.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The proposed extensions will have an eaves height of 2.2 meters and depth of 1.75 meters. These measurements are compliant with the BNG and are therefore modest and acceptable in terms of scale and design. Furthermore, because the extension will be located at the rear of the property, it will not be visible from the street. As such, the development will have very minimal impact on the character of the area and is also acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

Due to the development being single storey, and there only being a side window on the right side which faces onto Meldreth Way but is separated by a boundary fence and tall hedge, there is no concern on overlooking.

Loss of Light:

As the development will not project forward in front of the conservatory, the development will not result in a loss of light to neighbouring properties.

Overbearing:

Due to the development being single storey and of a modest depth along the boundary, there is no concern of overbearing.

Conclusion: Subject to conditions, 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:	14 October 2024
Earliest date for decision:	27 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	14/10/24