

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                              |                                                |
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| <b>Application Number:</b>                                                                                                                                                                                                                   | 242972                                         |
| <b>Site Address:</b>                                                                                                                                                                                                                         | 3 Wessex Gardens, Twyford, Wokingham, RG10 0BA |
| <b>Expiry Date:</b>                                                                                                                                                                                                                          | 23 January 2025                                |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                      | Wednesday 18 December 2024                     |
| <b>Proposal:</b> Householder application for the proposed raising of the roof to create first floor habitable accommodation, plus installation on PV panels and changes to fenestration. Followed by the demolition of the existing chimney. |                                                |

### **PLANNING CONSTRAINTS/STATUS**

Contaminated Land Consultation Zone  
Bat Roost Habitat Suitability  
Scale and Location of Development Proposals – Major Development Location.  
Great Crested Newt Consultation Zone  
Ground Water Zones  
Nuclear Consultation Zone  
Radon Affected Area  
Landfill Gas Consultation Zone  
Landscape Character Assessment Area  
SSSI Impact Risk Zones  
JCEB Mineral Safeguarding Areas  
Great Crested Newt Consultation Zone Minor

### **PLANNING POLICY**

|                             |                                                                                                                                                                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                             |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                                              |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC07 – Parking<br>TB21 – Landscape Character<br>TB23 – Biodiversity and Development |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>Twyford Neighbourhood Plan                                                                                                                                                |

### **PLANNING HISTORY**

No planning history.

## CONSULTATION RESPONSES

### Internal

**WBC Highways** – Requested further information before determination.

**WBC CIL** – Development is not CIL Liable

**WBC Ecology** – No objection

## REPRESENTATIONS

|                     |                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | <p>Three Objections received from the parish council:</p> <ul style="list-style-type: none"><li>- Overdevelopment of site.</li><li>- Insufficient on site/ off - road parking.</li><li>- Cumulative impact of additional traffic and resultant on – street parking.</li></ul> <p><b>Officer comment:</b> <i>This is noted and will be discussed in the report.</i></p> |
| Ward Member(s)      | No comments received                                                                                                                                                                                                                                                                                                                                                   |
| Neighbours          | No comments received                                                                                                                                                                                                                                                                                                                                                   |

## APPRAISAL

### Site Description:

The proposed site is a detached bungalow in Twyford. The immediate surrounding area is a residential area, characterised by a wide variety of terraced, semi-detached bungalows with roof extensions, dormers to form first floor habitable accommodation while retaining their modest scale. Dwellings in the area are set back from the main road which private driveways and well preserved modest front gardens. The pavement in the street is relatively wide.

The existing dwelling has white cladding around the sides and front of the property along with a mix of white brick with a mix of blue detailing on the windows and doors. The dwelling currently has single storey rear extension which match the overall material and colour of the property.

### Proposal:

The application proposes a raising of the roof to create first floor habitable accommodation to include three additional bedrooms, installation of PV solar panels to the rear elevation, changes to fenestration following the demolition of the existing chimney.

### 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/ Character of the Area:**

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.

The Borough Design Guide provides some useful guidance on roof alterations:

- The eaves and/or ridge heights of a property should not be raised in height unless buildings in the local context are significantly taller.
- Loft conversions and dormer windows should not project above the existing ridge line.
- Dormers should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions.
- On some buildings gable may be acceptable if they are designed to become an integral part of the building.

The surrounding area is relatively diverse in terms of housing type, with bungalows, chalet bungalows and two storey dwellings and are primarily detached. Dwellings generally have hipped roofs with some gable features but there is an overall consistency in in tone and style of properties on Wessex Gardens owing to being constructed in the same era.

The proposal would see an increase in height but would be comparable to the immediate neighbour to the east (no 1) as that is a two storey dwelling. Given the surrounding area is varied, the increase in height of the dwelling is acceptable and justifiable in the surrounding context. On the front elevation, a full width dormer would be created. Whilst not set of the side elevation of the main house, it would be set down from the ridge and set up from the eaves. The proposed fenestration would match the proportions and positioning of that on the ground floor. Materials would match existing.

The parish council have raised concerns regarding overdevelopment of the site. However, the development would not increase the footprint of the dwelling and would maintain the separation distance to the boundaries. Whilst it would create an additional storey, this has been deemed acceptable, as per the assessment above. As such, the proposal would not be considered to result in a harmful

The proposed solar panels would have minimal harm to the character of the area due to their positioning at the rear of the dwelling.

### **Neighbouring Amenity:**

Policy CP3 states that development should not cause adverse impact to neighbouring land users.

#### *Overlooking*

No side windows would be installed. The proposed first floor rear facing windows would be bathroom windows so not habitable rooms that would harmfully overlook the garden space of 18 Colleton Drive, Twyford, Wokingham RG10 0AX. It will be conditioned that these rear facing windows are obscurely glazed. With this, the proposal would be acceptable in terms of overlooking.

#### *Loss of Light*

The proposal will not result in a loss of light as the upward extension would be contained within the existing footprint of the dwelling. It would not extend past the rear building line of either neighbour. It is noted that a side window was present on number 1 Wessex Gardens on the site visit. Upon further inspection it was found that the property is being sold and so floorplans could be obtained. The floor plans showed that the window is serving a bathroom (non – habitable room). Light will be reduced to this window given the bulk of upward development, however as it is a non-habitable room, Officers do not consider this to result in a substantial level of harm to this neighbour. No comments were received from this neighbour either.

#### *Overbearing*

The ridge height of the dwelling would be comparable to the immediate neighbour (5 Wessex Gardens, Wokingham, Twyford). However, it would be higher than that of 5 Wessex Gardens, Whilst it would be higher than this neighbour, given the extension would be concentrated within the footprint of the original house (just extending upwards), it would only be higher than the roof space of this neighbour and would not project beyond the rear building line of either immediate neighbour. During the site visit it was noted that there was side window present on the property of 1 Wessex Gardens, however upon further investigation it was discovered that this room was a non-habitable room. The development would be getting closer to this neighbouring window and there would be an increased sense of overbearing from it. However, given it is non habitable room Officers do not consider this to result in a substantial level of harm to this neighbour.

### **Highway Access and Parking Provision:**

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

WBC Highways were consulted on the proposal and advised that as the proposal will result in additional habitable rooms, 3 parking spaces are required at the site. This has

been achieved, and it will be conditioned that the parking is implemented as approved. No concerns were raised in respect of increased traffic generation.

Twyford Parish Council have raised concerns with insufficient parking on site and off site and cumulative impact as a result of the development. However, as discussed above, these concerns were not shared by WBC Highways.

### **Amenity Space:**

The proposed development would not impact the amenity space of the property as the proposal is mainly fixated on increasing the height of the roof to include solar panels and first floor accommodation. This would not reduce the amount of amenity space.

### **Ecology:**

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

The application site is in an area identified as being suitable for bats to roost in and for within an amber zone for great crested newts to be present.

The WBC Ecology Officer has reviewed the Preliminary Bat Roost Assessment and they are satisfied that the survey effort and methodology are adequate to conclude that there currently no features potentially suitable for use by roosting bats, and the house has 'negligible' potential to host a bat roost.

In terms of Great Crested Newts, the survey concluded that due to the factors of no increase in development footprint and the proposed site is over 100m from the application site. Due to these reasons the report states that great crested newts are highly unlikely to be found in the proposal site.

There are no ecological objections to the development as proposed.

### **Sustainability**

Policy CP1 states that planning permission will be granted for development proposals that *"Contribute towards the goal of reaching zero-carbon developments as soon as possible by: a) Including appropriate on-site renewable energy features"*

The proposal will incorporate solar panels which will help accord with the above policy and climate objectives.

### **Other – Procedural Matters**

During the course of the application, it was apparent that the wrong certificate had been served (certificate A). As some guttering is shown as overhanging 1 Wessex Drive, certificate B was then served on this neighbour and a 21 day period provided to comment. No comments were received.

### **Conclusion**

In consideration of the assessment above the application deemed acceptable and 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**

|                                    |                                                                                                                                                                                                                                                                          |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Conditions agreed:</b>          | Not required                                                                                                                                                                                                                                                             |
| <b>Recommendation:</b>             | Approved subject to the following conditions:<br><br><ol style="list-style-type: none"><li>1. Full planning permission – 3 years</li><li>2. Approved Plans</li><li>3. Materials</li><li>4. Rear Windows to be obscurely glazed.</li><li>5. Parking as approved</li></ol> |
| <b>Date:</b>                       | 05 January 2025                                                                                                                                                                                                                                                          |
| <b>Earliest date for decision:</b> | 20 December 2024                                                                                                                                                                                                                                                         |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>06.02.25</b>                                                                     |