

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243175
Site Address:	49 St Patricks Avenue, Charvil, Wokingham, RG10 9RA
Expiry Date:	7 March 2025
Site Visit Date:	20 January 2025
Proposal: Householder application for the proposed erection of 2 No Juliette balconies and a veranda at the rear, plus changes to fenestration to facilitate two bay windows. Followed by the demolition and replacement of the utility room	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Public Open Space
Borough Wards
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM10 - Flood Risk DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
072195	Proposed erection of single storey rear extension to form conservatory and raising the level of garage roof. Proposed side extension forming utility room (Retrospective).	Approved 28/06/2007

CONSULTATION RESPONSES

Internal

WBC CIL – Not CIL liable.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey link detached property located on the northern side of St Patricks Avenue, Charvil. The site is in designated Countryside. The property is set back from the road behind a large front lawn, planting and a driveway providing off-street parking.

St Patricks Avenue comprises mainly detached properties that are similar in form and material palette. However, many of the properties have benefited from alterations and extensions in various forms and design styles.

Typical materials include brick, render, and concrete roof tiles with more recent additions such as timber cladding.

Proposal:

This application seeks approval for the erection of two Juliette balconies at first-floor level in the rear elevation, a ground level canopy to the rear and the removal of the existing utility room and erection of a single-storey side extension. The extension would measure approximately 1.34m in width, 3.52m in depth, and would have a flat roof form. Other changes to fenestration are also proposed which include the addition of one bay window at ground-floor level in the front elevation, one bay window at first-floor level in the western elevation, and the insertion of one first-floor window in the eastern elevation.

Proposed materials include render to match existing.

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 outside of settlement limits where to protect the separate identity of the countryside and maintain the quality of the environment, proposals must comply with Core Strategy Policy CP11.

The policy states that proposals outside of development limits will not normally be permitted except where:

- 4). In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;

The other parts of CP11 are not relevant here.

Character of the Area:

There is no prevailing character to the design and form of dwellings within close proximity to the host dwelling. Many of the properties have been altered and enlarged in various designs and forms which has resulted in no uniform appearance to what was originally constructed in the 1960s.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments. The existing utility room to the side of the property would be removed and a single-storey extension erected in the same position. CP11 of the Core Strategy states that proposals in the countryside must not result in inappropriate increases in scale, form or footprint. The extension would be marginally larger than the existing utility and would include a parapet wall along the shared boundary with no.51 St Patricks Avenue. The extension would be a relatively minor change to the host dwelling and would be set back more than 13m from the road. There would be limited views of the extension from the public realm due to its location towards the rear, and the close proximity of the adjoining neighbour. Therefore, there would be no discernible impact on the character of the host dwelling or countryside setting from this element of the scheme.

The ground level canopy to the rear of the property would measure approximately 9.25m in width and would extend approximately 2.7m in length. It would be open sided with a louvered flat roof. It would be lower than the roof of the proposed utility room and garage, set in from the existing flank walls of the host dwelling and would be largely screened from the public realm. Therefore, the addition of a rear canopy would have no adverse impact on the character of the local area.

The proposed ground-floor box bay window in the front elevation would replace a casement window. The bay window would be set back more than 7m from the road and would be a relatively minor addition to the front of the property. It would accord with Core Strategy Policy CP11 as it would not amount to an inappropriate increase in scale, form or footprint of the existing dwelling. In addition, it would be sufficiently in-keeping with other properties along the road that have already constructed front bay window canopies. These include nos.27, 28, 29, 33 and 41. Therefore, the addition of the bay window would respond sympathetically to the variety of window designs along the road and is acceptable.

The proposal also includes the installation of two Juliette balconies at first floor level in the rear elevation that would serve bedrooms. The Juliette balconies would be approximately 0.6m narrower than the existing windows and would protrude a minimal distance from the rear elevation. The proposed fenestration would be more than 23m from the rear boundary which adjoins St Patricks Recreation Ground. The addition of the Juliette balconies would be a relatively minor change to the rear elevation and would not cause any adverse impact to the character of the host dwelling or semi-rural, countryside environment.

The proposal also includes one box bay window at first-floor level on the western elevation. The window would protrude approximately 0.5m from the flank elevation in front of the existing chimney stack. The window would be approximately 12m from the road and would be visible from the street scene when traversing from west to east along St Patricks Avenue. As the window would be set back approximately 4.12m from the principal building line, it would not be overly dominant within the street scene and would not cause detrimental impact to the prevailing character of the host dwelling or surround area.

Neighbouring Amenity:

Overlooking:

The proposed box bay window at ground floor level in the front elevation would protrude approximately 0.7m from the principal elevation. It would be set back more than 7m from the front boundary and would retain a separation distance of approximately 30m from the front fenestration of 32 St Patricks Avenue. This front-to-front separation distance is well in excess of the recommended 10m minimum outlined in the BDG to maintain privacy and is acceptable.

The two proposed Juliette balconies in the rear elevation would not generate any adverse overlooking impacts as there are no neighbours to the rear of the site and any views to St Patricks Recreation Ground would be similar to the views from the existing

rear fenestration. Therefore, there would be no additional harm generated to neighbouring amenity from this element of the scheme.

The proposed box bay window at first-floor level on the western elevation would provide oblique views of the garden of no.47 St Patricks Avenue. The proposed position of the window in front of the existing chimney stack would limit views to the neighbouring amenity space, as would the existing garages of the host dwelling and no.47 which extend approximately 8m further to the rear than the position of the proposed window. There would be a separation distance of approximately 6m between the bay window and neighbouring flank wall and there are no windows in the side wall of the neighbouring property. It is normally accepted that some overlooking of gardens by neighbours is inevitable in most medium density situations. In this case, no.47 has a garden depth of more than 21m and is already partially overlooked by the host dwelling.

The planning officer conducted a site visit to the neighbouring property but was unable to gain access to the rear neighbouring garden. However, a discussion with the neighbour concluded that there is no objection to a window in the proposed position to serve a bedroom.

There is also one additional window proposed at first-floor level in the eastern elevation to serve an en-suite bathroom. It would be approximately 3.3m from the flank wall of no.51 St Patricks Avenue. To mitigate any potential harmful overlooking impacts, it will be conditioned that this window is obscurely glazed and limiting in opening height to protect the amenity of the occupants at no.51.

Loss of Light & Overbearing:

The proposed removal of the existing utility room and erection of a single-storey side extension to serve a new utility room would be of a similar size and scale to the existing. Therefore, there would be no overshadowing or overbearing impact above the existing degree shared within the setting which is acceptable.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

The proposed louvered canopy at ground floor level to the rear of the property would be open sided and would have a maximum height of 2.63m and would protrude 2.7m from the rear. For rear extensions, the BDG recommends that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary', and 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The canopy would be more than 2m from both side boundaries and would accord with the guidance set out in the BDG. Therefore, there would be no detrimental loss of light or overbearing impact generated by the erection of the canopy.

Highway Access and Parking Provision:

The number of habitable rooms would remain as existing, and the Council's Highways team were not consulted. The existing parking arrangements are not proposed to change and are a sufficient to meet the WBC parking standards.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy.

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:	24 February 2025
Earliest date for decision:	31 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	3.3.25