

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243170
Site Address:	9 Amberley Drive, Twyford, Wokingham, RG10 9BX
Expiry Date:	28 February 2025
Site Visit Date:	13 January 2025
Proposal: Householder application for the proposed erection of a single storey side/rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Twyford

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
200109	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m and the height of the eaves 3m.	Prior Approval Not Required 7 th February 2020
182/62	Semidetached house and garage	Approve 1 st January 1962

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site comprises a two storey 1960s semi-detached dwelling house in the residential area of Twyford. The property benefits from an open plan front garden and driveway with off-street parking for two cars.

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.

Proposal: The proposal is for the erection of a single storey side/rear extension to create an entrance hall, kitchen/dining area, utility room and study. The side elevation would be 11.3m in length and 0.8m from the shared side boundary with no. 7 Amberley Drive. The front elevation would have a door, measure 2.3m in width and be set back from the principal elevation by 0.8m. At the rear it would extend beyond the existing wall by 4m. and be 3m in width. The extension would have a pitch roof and three rooflights. The height varies slightly from front to back to accommodate the sloping ground level. It is slightly taller at the rear where the height would be 2.4m to eaves and 3.6m to the top of the pitch.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or

enhance the high quality of the environment.

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

- Maximum eaves height and ridge height should be no more than those of the existing property.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- Front extensions should not project significantly forward of the building line.

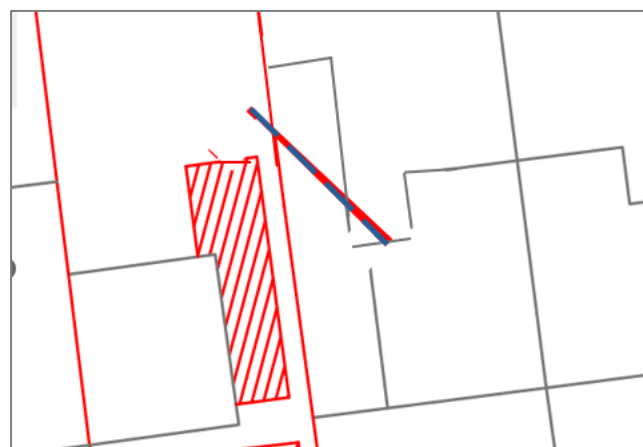
The proposed single storey side/rear extension would be set back from the original building line by 0.8m and would not be overly prominent when viewed from the street. Moreover, the building rhythm along the street is already varied and there are other examples, of single storey side extensions. Overall, the impact of the development on the character of the local area would be acceptable in relation to policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: There are no windows on the side elevation that faces on to no. 7 Amberley Drive and no concerns related to overlooking.

Loss of Light: The proposed side extension would be 0.8m from the shared boundary with no. 7 Amberley Drive. The shared boundary treatment at the rear is a wooden fence and a brick wall approximately 2.5m in height that forms one wall of the neighbouring garage. The front/side boundary with no. 7 Amberley Drive is not enclosed. Moreover, two partially glazed doors would face onto the side elevation of the proposed extension. However, the ground level at no.7 is higher and so any impact on loss of light to the side of no. 7 would be minimal.

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments has been used to assess impact on the nearest habitable window on the rear elevation of no. 7. As can be seen in the sketch below, the horizontal test is complied with.



Therefore, there would be no significant additional loss of daylight/sunlight to no. 7 Amberely Drive.

Overbearing: The side extension would extend beyond the rear wall of the existing dwelling by 4 metres, be 0.8m from the shared boundary and be set back from the principal elevation by 0.8m. Therefore, it is within what is recommended in the Borough Design Guide for development close to a boundary. Moreover, given the limited height of the proposal, it would not result in a significant overbearing impact on neighbouring amenity.

Overall, the impact of the development on the residential amenity would be acceptable in relation to policy CP3 and CP9 of the Core Strategy.

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:	Yes
Recommendation:	Approve
Date:	12 February 2025
Earliest date for decision:	11 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12/02/25