

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250745
Site Address:	3 Budes Cottages, Keephatch Road, Wokingham, RG40 5PY
Expiry Date:	29 May 2025
Site Visit Date:	12 May 2025
Proposal: Householder application for the proposed erection of a single storey rear extension. Plus, the installation of one roof light and changes to fenestration. Following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

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

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

PLANNING HISTORY

Application No.	Description	Decision & Date
031075	Proposed single storey rear extension to dwelling to form conservatory.	Approve 16 th December 2003

CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection Subject to Condition
WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A mid terrace cottage in the residential area of Wokingham.

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 erection of a single storey rear extension, plus the installation of one lantern roof light and changes to fenestration, following the demolition of the existing conservatory. The single storey rear extension will facilitate a garden room and measure 4m in depth, 4m in width, and be 3m in height. It will have a flat roof and lantern rooflight; a door on the west facing side elevation; and triple paned bi fold doors on the south facing rear elevation.

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 that the maximum eaves height and ridge height should be no more than those of the existing property.

The proposed garden room would not be visible from the street. Furthermore, given that it is single storey and of a similar footprint to the existing conservatory, its scale and form would not have a significant impact on the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. 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.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking: The proposal would have a door facing the side wall of the rear extension at 3A Budes Cottages where there are no windows. Therefore, there would be no additional overlooking to neighbours.

Loss of Light: The vertical 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* and has been used to assess impact on daylight and sunlight levels to neighbours. The proposal would not extend further from the original rear wall than the existing conservatory; the side brick walls would be approximately 0.4m higher than those of the existing conservatory which is glazed.

The proposal would extend up to the shared boundary with no. 4 Budes Cottages which is a brick wall and fence approximately 2m in height. The side wall would extend approximately 0.8m above the existing brick wall and would cause some additional loss of daylight to the nearest habitable window at no.4 when applying the horizontal and vertical 45-degree angle tests due to the height increase of the side wall. However, given that the habitable window is south facing, it will continue to receive sunlight for most of the day.

The proposal would be approximately 1m from the shared boundary with no. 3A Budes Cottages which comprises a brick wall forming the side of the rear extension and there would be no significant impact on loss of light to this property.

Therefore, there would be no significant additional loss of light to neighbour amenity to warrant refusal of this application.

Overbearing: The rear single storey extension will extend beyond the rear wall of the existing dwelling by 4 metres and in line with what is recommended in the Borough Design Guide for development close to a boundary. Given that the proposal is single storey and would have a flat roof, it would not result in a significant overbearing impact on neighbours.

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

Flooding and Drainage: The Drainage Officer has commented that "*The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no*

objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.

Recommended Condition: No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.”

Officer Comment: However, it should be noted that the proposed rear extension would be built on an existing hard surface. Hence, as the proposal does not significantly increase the risk of surface water runoff, it would not be reasonable or necessary in planning terms to impose an approved drainage strategy should this application be approved.

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:	23 May 2025
Earliest date for decision:	17 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23/05/25