

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243084
Site Address:	68 Campbell Road, Woodley, Wokingham, RG5 3PG
Expiry Date:	31 January 2025
Site Visit Date:	20 December 2024
Proposal: Householder application for the proposed single storey rear/side extension with front canopy roof, brick wall and garage conversion.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Woodley
Tree Preservation Orders

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 CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – Further information requested
WBC Landscape and Trees – No objection subject to conditions

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council have no objections to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a semi-detached chalet bungalow style dwelling in Woodley. The site is located within a residential area characterised by semi-detached residential dwellings. Surrounding dwellings differentiate from each other through a use of different roof formations, materials and developments which creates a varied street scene and adds a unique touch to individual dwellings along the street.

The sites façade is a combination of red facing brickwork, white render and timber style white cladding on the dormers. The site has a gable roof formation with large dormer windows on the front and rear elevation. The site benefits from a front lawn with large greenery which provides additional privacy to the site, a driveway for multiple vehicles and a garage. The rear of the site benefits from a grassed garden which is slightly raised above the patio area, a garden shed in the north corner of the garden and boundary fencing surrounding the entire rear outdoor area.

Proposal: This application proposes a single storey rear extension which measures approx. 1.67 metres in width, 3 metres in length and 3.05 metres in height. As well as a side extension which measures approx. 2.4 metres in width, 1.4 metres in length and 5 metres in maximum height followed by a garage conversion to create habitable space, front canopy and brick wall.

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. The proposal includes a rear and side extension which will create a bathroom and storage and entrance area and a garage conversion which form a bedroom.

The development proposes a flat roof formation for the rear extension, with two roof lights, and a gable, to flat roof for the side extension and garage conversion, the gable roof will match the roof formation of the existing dwelling, and the flat roof of the garage will remain as existing. The front/side canopy proposes a flat polycarbonate roof with a small gable roof frame made of timber and roof tiles to match the existing. The street

proposes a variety of roof formations including gable, hipped and flat therefore the proposed variety of roof formations is not deemed to be out of character for the area. The brickwork and roof tiles used for the development will match the existing dwelling. White UPVC fenestrations will also be used to match the existing.

Proposed fenestrations include a 2 roof lights on the rear extension, 2 new windows and a set of garden doors to serve the rear extension followed by a new rear window to serve the garage conversion and a relocation of the front door from the northeast side elevation to the front.

Garage Conversion:

The proposed partial garage conversion will create a bedroom. The conversion measures approx. 2.4 metres in width, 5.5 metres in length and 5 metres in height (at the highest point). The garage will also be extended to the rear slightly to align with the rest of the dwelling.

The existing rear window will be replaced with a new window to match the host building, the window is well designed to be in symmetry with the other rear windows. Two internal doors will connect the garage to the main dwelling. The proposed side extension will be built in front of the garage conversion therefore, the conversion will be visually screened from the street. The garage conversion will have no impact on the character of the area in accordance with CP3 of the Core Strategy

Rear Extension:

The proposed single storey rear extension will measure approx. 1.67 metres in width, 3 metres in length and 3.05 metres in height. The development will fill the gap between the existing dining room and garage, the length of the garage will also be slightly increased in order to align with the existing dining room rear wall to create a consistent rear building line.

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 maximum projection of the rear extension is 3 metres, therefore meets the 4 metre maximum guidance. The eaves/ ridge height is not higher of the existing dwelling, the height of the rear extension does exceed the 3 metre guidance when close to boundary by 0.05 metres. However, due to the development proposing a flat roof (on the rear extension) and not significantly projecting rear of the building line of Campbell Road the additional 0.05 metres will not have any significant impact on the neighbouring properties and is deemed acceptable.

Within the vicinity, there are a variety of examples rear development including nos. 71 and 62 Campbell Road indicating that the proposal is not out of character for the area, as well as this, as the development is at the rear of the site and will not be visible from the street, there will be no significant impact on the character of the area in accordance with policy CP3 of the Core Strategy.

Side Extension:

The proposed single storey side extension will measure approx. 2.4 metres in width, 1.4 metres in length and 5 metres in maximum height. The proposed side extension will be the new front access to the property.

The Wokingham Borough Design Guide (BDG) includes guidance in terms of shape, size and design for side extensions, the guidance follows:

- *A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width.*
- *Side extensions should not generally project forward of the building line on the street frontage(s).*

The proposal does not project forward of the building line, or existing dwelling. However, a distance of 1m between the development and site boundary will not be retained, this is due to the nature of the development being built up close to the boundary. Due to the size of the side extension being relatively small and the existing garage is close up the boundary, the development is acceptable as the impact on neighbouring property no. 66 Campbell Road will be minimal. The side extension includes a front canopy roof, this will not protrude forward of the building line, on the existing driveway, no 70 Campbell Road have a similar canopy roof/ car port on their driveway, indicating that the development of a front canopy is an acceptable development type in the neighbourhood. Nos. 70 and 68 Campbell Road are semi-detached and share a relatively symmetrical façade, therefore the addition of a canopy roof to the side of no. 68 will create a balanced design between both dwellings, benefitting the street scene.

Within the surrounding area there are a variety of examples of side development indicating that the proposal is a common type of development for Campbell Road and will not have a significant impact on the character of the area in accordance with policy CP3 of the Core Strategy.

Brick Wall:

The proposal also will include a small brick wall on the boundary with no. 66 Campbell Road. The wall will measure 1 metre in height (1m pillar height, 600mm brick height). There are other brick walls within the area, majority which separate front boundaries from the pedestrian highway, there are also a variety of boundary fencing between neighbours therefore the proposed brick wall will not look of character for the area (Policy CP3).

Neighbouring Amenity:

Overlooking:

The development does not propose any side windows or new windows in places which differ from the existing, therefore the outlook will remain the same. Consequently, there are no concerns of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of

neighbouring ground floor rear facing windows of no. 66 and 70 Campbell Road. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The development is single storey and does not protrude beyond the building line of the existing dwelling therefore there are no concerns of overbearing.

Highway Access and Parking Provision: The number of habitable rooms will remain unchanged as a result of the development.

The Council's Highways Officer reviewed the plans and concluded as the existing garage (of dimension 5.3m x 2.5m) does not fully meet the council's requirement for car parking, there will be no loss of parking space due to the conversion.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway of 10.7m x 2.7m is sufficient for two parking, which is acceptable.

Due to the garage conversion, the proposal will remove the opportunity for cycle storage within the garage or access through to the rear garden. The Highways Officer requested details for new cycle storage at the front of the property. However, due to this being a householder application and no guarantee that the applicant uses the garage for cycle storage. It is therefore considered unreasonable and excessively onerous to require the submission of a cycle storage plan for the site.

Landscape and Trees: The site is subject to Tree Preservation Order (TPO) 3/1951, W3, on woodland trees of any age. The road features houses some of which have been altered over time, being of a chalet style with flat roof dormers with open front boundaries.

The Council's Trees and Landscape Officer has reviewed the plans and concluded that publicly viewable green infrastructure (shrubs) at the front of the site is to stay and are an important part of the scheme as they allow it to comply with policies such as CC03, CP3 and TB21. An informative will be included on the Decision Notice in order to protect surrounding Tree Preservation Orders.

Conclusion: Subject to conditions, this application is acceptable and 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:	27 January 2025
Earliest date for decision:	2 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27/01/25