

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242779
Site Address:	24 Canberra Lake Way, Charvil, Wokingham, RG10 9DH
Expiry Date:	27 December 2024
Site Visit Date:	26/11/2024
Proposal: Householder application for the proposed ground floor rear and first floor side extension with roof lights. Plus installation of solar panels, associated internal works and extension of driveway.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Ground Water Zones
- Nuclear Consultation Zone
- Landscape Character Assessment Area

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2014/2503	Proposed erection of 25 detached dwellings with associated roads, garages, parking spaces, gardens and landscaped areas. Provision of allotments with associated access and parking, plus replacement field access to adjoining grazing land. Original reference F/2014/2503.	Refused on 16 February 2015 Appeal allowed on 2 March 2017

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received.
WBC Highways – No objections.

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 relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached properties that are broadly similar in design and appearance.

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:

Canberra Lake Way is an established residential cul-de-sac, comprising relatively modern two-storey detached dwellings arranged in discernible groupings defined by repeated house types. A key characteristic of the area is the consistent spacing at

first-floor level above side garages, which introduces a rhythm and sense of openness to the street scene. This pattern makes a significant contribution to the area's local distinctiveness and character.

The proposed first-floor side extension would incorporate a gable roof, with its ridge set below that of the main dwelling and the front elevation set back from the principal façade. This design approach ensures the extension appears as a subservient addition to the host property. The use of materials matching the existing dwelling would further ensure the extension integrates seamlessly with the character and appearance of the existing building. Additionally, the proposed extension would be positioned well away from the neighbouring side boundary and the wall at No. 23, thereby preserving the characteristic gap and maintaining the rhythm and pattern of the street scene. As a result, the proposed extension would not adversely impact the character of the area.

The proposed single story rear extension would have a flat-topped hipped roof and would protrude 3 metres from the main rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

The proposed 15.no solar panels would be installed on the rear facing roof slope and would do not protrude excessively above the existing roof covering. The proposal would not be visible from the street scene and any limited harm to wider area would be outweighed by the public benefit of introducing the use of decentralised renewable energy. As such, this element of the proposals would not adversely impact the character of the area.

The proposal also includes an extension of the hardstanding within the front driveway to provide space for one additional parking space. Despite this addition, a substantial portion of the existing grassed area would be retained, preserving the site's green character. Consequently, the inclusion of a modest area of hardstanding is not considered to harm the visual amenity or character of the surrounding area.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the front and rear elevation would be no closer than the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

Loss of Light and Overbearing:

The proposed development would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing, sense of enclosure or loss of light concerns.

It is acknowledged that the proposed first-floor side extension would reduce the levels of sunlight and daylight received by a ground floor south-facing window at No. 23. However, council records indicate that this window serves a utility room, which is classified as a non-habitable space in terms of assessing light impacts. Consequently, any reduction in light to this window would not constitute a justifiable reason for refusing the application.

Highway Access and Parking Provision:

The Council's Highway Officer has reviewed this application and considers that the proposal will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. The existing level of parking is therefore considered acceptable in this instance.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 11.7 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 8.7 metres. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is acknowledged that the remaining garden depth would fall below the recommended 11 metres; however, the garden's substantial width of approximately 17.5 metres ensures that it remains functional and versatile. The retained outdoor space would still comfortably support a range of activities, including sitting, playing, drying clothes, and providing outside storage. As such, the reduced garden depth is not considered to have a detrimental impact on the enjoyment of the outdoor space by current or future occupiers.

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:	Approval

Date:	22 November 2024
Earliest date for decision:	25 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	28.11.2024