

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242789
Site Address:	8 Barholm Close, Earley, Wokingham, RG6 3TQ
Expiry Date:	31 December 2024
Site Visit Date:	26 November 2024
Proposal: Householder application for the proposed erection of first floor side extension, with changes to existing fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Flood Zone 2
Major Development Location - Earley

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 CP4 – Infrastructure Requirements CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection

WBC Ecology – No objection
External
None Consulted

REPRESENTATIONS	
Parish/Town Council	Earley Town Council has raised no objection to this application.
Ward Member(s)	No comments received
Neighbours	1 neighbour commented on this application, their comments are summarised below: • Concerns of the development causing a loss of light to the patio area in the garden. • Concerns that the proposed windows will cause their garden to be completely overlooked. • Concerns of the development being overbearing. <i>Officer Comments: This above concerns will be assessed in the report below.</i>

APPRAISAL
Site Description: The site relates to a detached, two-storey dwelling in Earley. The site is located within a residential cul-de-sac. The immediate surrounding area is characterized by residential detached dwellings, which are similar in size, shape and design creating a strong street scene. All surrounding dwellings benefit from traditional features including private driveways, front lawns and garages. The site façade is an aesthetic balance of facing brickwork, light brown hung tiles. The front of the dwelling benefits from a tarmac driveway, which can accommodate multiple vehicles, front lawn with small bushes and shrubs and a side gate to access the rear of the dwelling. The site proposes a gable roof formation of dark plain tiles. The rear of the property benefits from a garden for leisure activities and patio area for socialisation. The rear also has a small garden shed the left-side of the garden. Proposal: This application proposes a first floor side extension which will measure approx. 2.57 meters in width, 9.4 meters in length and 5.5 meters in height (maximum). The development will be built over the existing garage. 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 cul-de-sac. The proposed first floor side extension will extend existing bedrooms 3 & 4 as well as the existing bathroom. The extension will be built over the garage and measure approx. 2.57 meters in width, 9.4 meters in length and 5.5 meters in height. The facing brickwork used will match the existing dwelling, similarly the concrete roof tiles used will also match the existing roof. The proposal will have a pitched roof formation to match the existing roof formation however it will be set 0.3 meters lower than the existing ridge line.

As for fenestration, 2 side windows, which will be obscurely glazed, are proposed on the side elevation and a new window on the rear elevation of the proposal. All fenestrations will be white UPVC to match the existing fenestration.

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

- Maximum eaves and ridge height should be no more than those of the existing property.
- 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).

A gap of 1.15 meters will be retained between the boundary and building, along with this the extension will not project forward on the building but will be set 1.47 meters back from the front building line of the property. The proposed development does not exceed the maximum ridge or eaves height of the existing property, therefore the development complies with the BDG and is acceptable in terms of design and scale.

No. 6 Barholm Close has development almost identical to the proposal suggesting that the development is not out character for the area in accordance with policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposal includes 2 side windows on the first floor to serve the expansion of bedroom 4 and the bathroom, both of these windows will be obscurely glazed making them acceptable.

Another additional window is proposed on the rear elevation to serve the expansion of bedroom no. 3. A neighbour at 19 Wickham Road raised concern regarding overlooking into their garden from this additional window. However, the additional window is not an unusual addition to this type of development. The scale and placement of the window is modest, being placed 1.5 meters inwards from the wall edge. The overlooking impact from this additional window will not significantly differ from the existing layout, therefore

the window is acceptable, and the overlooking impacts associated with it are not significant enough to warrant refusal of this application.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 7 Barholm Close and no. 19 Wickham 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.

A neighbour at no. 19 Wickham Road has also raised concerns over the development blocking direct sunlight in the afternoon to their main patio at the rear of their garden. Although this development will cause a loss of direct sunlight in the late evening, throughout other parts of the day the neighbouring rear garden will continue to have access to direct sunlight unless blocked by existing structures. As well as this, due to the size of the garden (230 m²) the loss of direct sunlight to one area of the garden does not propose a concern significant enough warrant refusal of this application.

Overbearing:

The development is modest in terms of design and scale and the recommended distance of 1m (Figure 4.25 of the BDG) between the building and boundary will be retained.

A neighbour at no. 19 Wickham Road raised concerns of the development appearing overbearing as the site is set further back than their property. The development will project 1.6 meters back of the building line of no 19 Wickham Road. The garden of 19 Wickham Road is 11.9 meters in length, therefore the 1.6 meter projection back of the development will not have a significant impact on the neighbouring garden. As a result of this, there is no significant concern of the development being overbearing.

Highway Access and Parking Provision:

There will be no increase in habitable rooms, a parking plan was provided by the applicant showcasing 2 parking spaces at the front of the property. The Councils Highways Officer reviewed the plans and concluded that the development will not have an impact on the access or level of parking, therefore the parking is acceptable.

Flooding and Drainage:

The site is located within Flood Zone 2. The Councils Drainage Officer has reviewed the plans and has no objection regarding flooding.

Ecology:

The site is located within a Bat Roost Suitability Habitat, a Preliminary Ecological Appraisal was submitted by the applicant. The Councils Ecology Officer has reviewed the plans concluding they are satisfied that the survey effort and methodology are adequate for the ecologist to conclude that the parts of the property which would be directly impacted by the works proposed in the application and the garage have negligible potential to support roosting bats.

However, it is important to note that section 7.2 clearly advises the owner and the agent, that *"If the proposed plans change and alterations are required too the hanging tiles below the front right window of the property further survey effort will be required"*.

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:	11 December 2024
Earliest date for decision:	26 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	12/12/24