

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242733
Site Address:	Fairlea, Garde Road, Sonning, Reading, RG4 6XJ
Expiry Date:	20 January 2025
Site Visit Date:	1 October 2025
Proposal: Householder application for the proposed part raising and modification of the roof to create additional first floor accommodation, plus the erection of a front porch and single storey rear extension, and changes to fenestration (part retrospective).	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC09 – Development and Flood Risk TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
221446	Householder application for the proposed part raising and modification of the roof to create additional first floor accommodation with a first floor rear extension, plus the erection of a front canopy roof, a single storey rear extension, changes to fenestration and creation of 1 no. balcony to the front.	Approved: July 2022
220026	Householder application for the proposed erection of overhanging roof to front, erection of single storey ground floor rear extension, raising of the roof to create additional first floor accommodation, with the addition of 1 no. balcony to front, plus the	Refused: February 2022 (Allowed at appeal)

	insertion of 5 no. rooflights, changes to fenestration and associated roof alterations.	
--	---	--

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – Non liable development
WBC Ecology – No comments

External

None

REPRESENTATIONS

Sonning Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	Two objection letters received raising the following concerns: - The extension is taller than the 6.3 metres allowed for in the previous planning consent. - The materials do not match the existing and are out of character with neighbouring houses. - The dwelling is imposing and top heavy. - The development has ruined the outlook for neighbouring sites. - The development is overbearing and unsightly.

APPRAISAL

Context: The application property is located along the section of Garde Road which links Glebe Lane and Hawthorne Way. The dwelling was previously a part single, part two storey chalet style bungalow.

This application seeks planning permission for the raising of the ridge line to create additional first floor accommodation, plus the erection of a single storey rear extension and front canopy. The development is part-retrospective, having been partially built.

Whilst this planning application has been submitted as a new submission, it is ultimately a combination and variation of two previous schemes that have been permitted at the site (references: 220026 & 221446). The form, style and scale of the proposed dwelling is fundamentally similar to the previous permissions, however, there are a number of changes to certain architectural features. Notwithstanding, the application will be assessed on its own merits.

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 development has introduced a triple gable feature to the front and rear elevations. The rear elevation is not easily seen from the street or nearby areas, and as such, does not affect the character and appearance of the street. The front elevation also features a hipped gable to the centre, which is a common design feature throughout the local area, including Garde Road, Hawthorne Way and Glebe Lane. The introduction of the extension has rationalised the existing roofline, which was previously rather disjointed.

With the exception of the modest single storey extensions, the proposal makes use of the existing footprint of the dwelling within its plot, and as such, has not altered the extent of dwelling as seen across the width. Whilst the Borough Design Guide states that roof lines should not be raised unless nearby buildings are significantly taller, the distance and the orientation of the building alongside the neighbouring properties is such that the first-floor development would not inherently cause significant harm to the overall character and appearance of the area.

Both the single storey extensions to the front and rear of the dwelling are modest and sympathetic additions that would have limited impact on wider character. As such, no objection is raised to these elements of the design.

It is acknowledged that the materials used in the build are a significant departure from the existing dwelling, with blue/grey weather boarding being the primary material for the external walling and black UPVC being used for windows and doors. Whilst the use of such contemporary materials is common throughout the Borough and not overly prominent within the wider area, personalisation remains a characteristic of neighbouring dwellings, such that no objection is raised to the utilisation of the aforementioned external finishes.

Overall, the development has had an acceptable impact on the visual amenity of the area and is compliant with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The application property has a side to rear relationship with the adjacent dwellings located on Glebe Lane and Hawthorne Way. The nearest of these properties is located approximately 27 metres away. There are no first-floor windows proposed in the side elevations of the first-floor extension, thus there are no concerns on overlooking grounds. Furthermore, due to the position of the building

within the building line, and the significant separation distances to the neighbouring dwellings, there are no concerns on loss of light or overbearing grounds.

Representations

The neighbouring residents that have raised an objection to the development on a number of grounds. These have been addressed below:

Height:

The dwelling has a maximum height of approximately 6.8 metres. This is larger than that consented through application 221446 (approximately 6.35 metres), however, is significantly shorter than that consented through application 220026 (approximately 7.45 metres). As such, it is not considered that there are grounds to refuse the application due to the height of the development.

Materials:

See above.

Outlook:

The residents raised an objection to the development on the basis it has ruined their outlook from their homes. Unfortunately, there is no right to a view therefore this is not a material consideration that can be taken into account in the decision making process.

Appearance:

An assessment on the design of the development and its impact on wider character has been undertaken above, where no harm was identified.

Highway Access and Parking Provision: The existing level of parking will be retained, and this is considered acceptable to serve the development.

Ecology: Prior to the works to the existing roof, a preliminary bat roost assessment was undertaken with the conclusion of the survey being that the building had negligible potential to support roosting bats. The LPA are satisfied that protected species have been appropriately accommodated through the development process.

Conclusion: For all the above, the proposal is acceptable, and the application is 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 net increase in floorspace is 93.83sqm and therefore the development will not be CIL liable.

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:	15 January 2025
Earliest date for decision:	25 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	16 January 2025