

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250480
Site Address:	2 Comet Way, Woodley, Wokingham, RG5 4NZ
Expiry Date:	24 April 2025
Site Visit Date:	16 April 2025
Proposal: Householder application for the proposed erection of single storey front and rear extensions and a part first floor part two storey side extension, plus part conversion of the garage to habitable accommodation and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS	
Scale and Location of Development Proposals – Major Dev. Location (Woodley) 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 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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

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

CONSULTATION RESPONSES	
Internal	
WBC Highways – No objection	
External	
None	

REPRESENTATIONS	
Parish/Town Council	No comment
Ward Member(s)	No comments received
Neighbours	<p>One neighbour has commented on this application stating that they have no objection. However, they would like assurance that the boundary between the application site and their property would not be breached.</p> <p><i>Officer comments: The Council are unable to provide such assurance, as this is a civil matter to be resolved between neighbouring landowners.</i></p>

APPRAISAL
Description of Development:
This application seeks permission for the proposed erection of a single storey front extension to extend the lounge and hallway. A single storey rear extension to extend the kitchen and dining area. A part first floor, part two storey side extension that would accommodate the extended kitchen and ground floor level, and would provide an additional bedroom with an en-suite bathroom at first floor level. Plus, partial conversion of the existing garage to provide a utility room and a playroom.
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:
<u>Front Extension</u>
The proposed single storey front extension would have a pitched roof joining to the host dwelling. The front extension would comply with the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension would only project forward approximately 1 metre from the garage. As such, it is deemed that the front extension poses no harm to the character of the area.
<u>Rear Extension</u>
The proposed single storey rear extension does not adhere to R16 design principle within the BDG as the proposal is set right on the boundary with the neighbouring property. But, given its proportionate scale and unimposing design, the rear extension would have an acceptable impact on the appearance of the dwelling and wider area.

This element of the proposal is to the rear of the property where it would not be visible from the public domain, and this further demonstrates that it poses no harm to the character of the area.

Side Extension

The BDG states that "side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary". The proposed side extension is set back from the first floor front building line by 0.6 metres. Additionally, the ridge height of the first floor side extension will be set down by approximately 0.2 metres from the ridge height of the existing dwelling. The existing separation distance of 0.8 metres to the neighbouring boundary is also maintained. Whilst not fully complying with the guidance in the BDG, the extension would still appear as a subservient addition to the dwelling, and it is not deemed that the side extension poses any harm to the character of the area.

Garage Conversion

The garage door will remain on the front elevation following the partial conversion of the garage, but a door and window are being inserted to the side elevation. The conversion of the garage and the new window and door pose no harm to the character of the area.

Neighbouring Amenity:

Front Extension

The proposed single storey front extension would extend approximately 1 metre from the front of the dwelling, and it is single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns relating to overlooking or loss of light. The front extension is set right on the boundary with the neighbouring property, but given the small projection from the building line, it is not deemed that this would have an overbearing impact on the neighbouring property. Additionally, it has been demonstrated on the proposed plans that the front extension would comply with the 45-degree horizontal test as advocated within the BDG and the British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice".

Rear Extension

The proposed single storey rear extension would extend 3 metres from the rear of the dwelling and would be single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary with the neighbouring property, but an eaves height of 2.45 metres shows compliance with this guidance relating to overbearing.

Side Extension

The proposed side extension is set approximately 0.8 metres from the boundary with the neighbouring properties and the extension does not project further forwards or backwards from the existing dwelling. The nearest neighbouring dwellings are located to the west, and the rear gardens of these properties are backing on to the application site. Given an approximate separation distance of over 11 metres to the rear of these

dwellings, it is not deemed that the extension would introduce any overbearing or loss of light impacts that would be detrimental to these neighbours. Additionally, no windows are proposed on the side of the side extension and therefore there are no concerns relating to overlooking.

Garage Conversion

The proposed partial garage conversion raises no concerns on neighbouring amenity grounds in relation to a loss of light or overbearing impacts. A window and door are proposed to the side elevation, but given the single storey nature, no concerns are raised with regards to overlooking.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion, the implementation of a rear extension measuring 3 metres in depth would result in a conflict with this guidance as the remaining garden length would be reduced to 9.6 metres. However, considering that the plot is approximately 7.8 metres wide, there would still be an appropriate amount of garden space to facilitate the development, and it will not be detrimental to the enjoyment of the current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	23 April 2025

Earliest date for decision:	24 March 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	23/04/25