

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242979
Site Address:	61 Wilderness Road, Earley, Wokingham, RG6 7RR
Expiry Date:	4 February 2025
Site Visit Date:	9 January 2025
Proposal: Householder application for the proposed erection of a single storey infill, a single storey front/side extension with a front canopy roof and a single storey rear extension following demolition of the existing external store, plus changes to fenestration and modifications to the existing roof form. (Amended description).	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	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 CC03 – Green Infrastructure, Trees and Landscaping TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
232425	Householder application for the proposed erection of a single storey infill, a single storey front/side extension with a front canopy roof and a single storey rear extension following demolition of the existing external store and conservatory, plus changes to fenestration and	27/11/23 – Approved

	modifications to the existing roof form.	
042219	Proposed single storey rear extension to dwelling to form conservatory first floor side dormer extension and loft conversion with rear dormer & velux windows	11/01/05 – Approved

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	No objections raised
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Procedural:

The submitted plans show a front and side extension along with some roof alterations that were approved under application ref: 232425. Whilst they have been approved, these elements are shown on the plans and therefore their impact is also assessed in this report. For the avoidance of doubt, this report is consistent with the previously approved application.

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, and semi-detached properties that are broadly similar in design and appearance. Many properties in the area have benefited from both single and two storey side, rear and front extensions.

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 proposed single story rear extension would have an L shape, running approximately 8.1 metres along the rear elevation of the dwelling. Approximately half of this extension would protrude 6.1 metres from the existing rear wall of the dwelling with a gabled roof, extending approximately 2 metres further than the previous conservatory shown on the plans, which has already been removed. The existing hipped lean-to roof on the rear elevation will be altered to match the pitch of the proposed lean-to roof across the rear of the dwelling. This matches the character of the existing dwelling and, as it would not be visible from the street scene, would not adversely impact the character of the area.

The side extension would be 3.5m set back from the existing furthest building line, the eaves and ridge heights of all extensions would be lower than any existing heights owing to the single storey nature, and the eaves height would be 2.4m, which complies with the BDG standard. The front porch extension and infill would be single storey in nature and would not project forward the building line, which complies with BDG standards.

A pitch roof would be erected over an existing first floor flat roof and this will relate satisfactorily to the main roof of the house.

Neighbouring Amenity:

The infill would be 3.2m wide, 2m in depth, and the canopy roof for the porch would be 2.4m in eaves height and 3.5m in ridge height, extending 1.3m from the infill. A new small centre window would be installed facing the front. As this extension would only face the applicant's driveway and the public realm, there are no concerns regarding overlooking.

The front/side extension would be 3.4m in width and 6.2m in depth in total, would share the same roof and have the same height with the infill and would extend 0.7m in width and 1m in depth from the existing building line. A new roller shutter garage door would be installed facing the front. This extension is single storey, has no windows on the side elevation, and is screened by solid boundary treatment, therefore there are minimal concerns regarding neighbouring amenity.

Whilst the depth of the rear extension does exceed the recommendations outlined in the Borough Design Guide, it is considered that due to the sufficient separation distance proposed and the eaves height of approximately 2.4 metres, there would be no detrimental overbearing and loss of light to the neighbouring properties.

The proposed single storey rear extension would reduce the rear garden depth to approximately 16.5 metres. Section 4 of the Borough Design Guide 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, hence there are no concerns around loss of amenity space.

As this extension is single storey and there is solid boundary treatment on both sides of the dwelling, there are no concerns around overlooking of neighbours.

Highway Access and Parking Provision:

There are no additional habitable rooms proposed hence the existing parking provision is acceptable.

Ecology:

The applicant has submitted a Preliminary Bat Roost Assessment, and the WBC ecologist is satisfied that the methods and efforts made are adequate for the conclusion to be reached that it is currently highly unlikely that the dwelling supports roosting bats.

The council's Ecologist raises some concerns about the mobility of bats and that it is possible that bats may be present in the future. Therefore, they determine that in the event that a bat or evidence of bats are discovered work must stop immediately and a licensed ecologist must be called to site to provide further advice and attend to the bat/s. Therefore, they request that an informative is included on the decision notice.

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:	No
Recommendation:	Approve
Date:	3 February 2025

Earliest date for decision:	3 January 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	04.02.2025