

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242921
Site Address:	70 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN
Expiry Date:	16 January 2025
Site Visit Date:	10 January 2025
Proposal: Householder application for the proposed erection of a single storey rear extension following a part garage conversion with a loft conversion into habitable accommodation and installation of a dormer window and roof lights.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Earley)
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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

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 objection
Ward Member(s)	No comments received

Neighbours	Two neighbours have commented on this application stating that they have no objection to the proposals.
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APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey rear extension (3.3m x 8.1m x 2.9m) to provide a kitchen and dining area. Conversion of the existing loft space to provide a bedroom and an ensuite bathroom, this will be facilitated by hip to gable roof alterations, the insertion of 3 no. rooflights to the front elevation and 1 no. flat roof dormer to the rear elevation. Plus, part conversion of the existing garage to create a downstairs bathroom.

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:

Rear Extension

The proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set approximately 0.15 metres from 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. Additionally, this element of the proposal is to the rear of the property where it would not be visible from the public domain which further demonstrates that it poses no harm to the character of the area.

Loft Conversion

The proposed loft conversion is facilitated through a hip to gable roof alteration. Such an alteration is appropriate for a residential area, and it would be similar in appearance to no. 66. Three rooflights are proposed to the front elevation and these are appropriate for a residential dwelling, and it is not deemed that these would impact upon the character of the area. The proposed dormer is located on the rear elevation where it would not be visible from the public domain. Additionally, the dormer is positioned within the main roof, it is set back from the leaves line and the side of the roof, and it does not exceed the height of the ridgeline of the existing roof. This ensures that the dormer appears as a subservient feature of the main roof and demonstrates that the loft conversion poses no harm to the character of the area.

Garage Conversion

The proposed partial conversion of the existing integral garage poses no harm to the character of the area.

Neighbouring Amenity:

Rear Extension

The proposed single storey rear extension would extend 3.3 metres from the rear of the property 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 approximately 0.15 metres from the boundary with the neighbouring property, but an eaves height of 2.5 metres shows compliance with this guidance relating to overbearing.

Loft Conversion

The proposed dormer is contained within the main roof and therefore it is not deemed that this would cause any significant loss of light or overbearing impact on neighbouring properties. The windows on the rear elevation of the dormer would face towards no. 22 Meadow Road. These windows directly face and are aligned with the dwelling, and they would only overlook the rear garden of no. 22 Meadow Road at a very oblique angle, and therefore the dormer raises no concerns on overlooking grounds. The proposed 3 no. rooflights on the front elevation face towards the flank elevation of no. 16 Meadow Road. There is a separation distance between the front of the application dwelling and the side of no. 16 Meadow Road of approximately 24 metres. This sufficient separation distances ensures that the rooflights would not significantly overlook no. 16 Meadow Road.

Garage Conversion

The partial conversion of the existing garage poses no harm to neighbouring amenities.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres in a generally accepted depth for private garden space. On this occasion the implementation of a rear extension measuring 3.3 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 8.5 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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approve

Date: 13 January 2025

Earliest date for decision: 12 December 2024

Recommendation agreed by:
(Authorised Officer)



Date: 13/01/25