

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                       |                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                            | 242477                                        |
| <b>Site Address:</b>                                                                                                                                                                                                  | 4 Farriers Close, Woodley, Wokingham, RG5 3DD |
| <b>Expiry Date:</b>                                                                                                                                                                                                   | 19 December 2024                              |
| <b>Site Visit Date:</b>                                                                                                                                                                                               | 26 November 2024                              |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey rear extension and a garage conversion following alterations and changes to existing fenestration on the existing conservatory. |                                               |

### **PLANNING CONSTRAINTS/STATUS**

Bat Roost Habitat Suitability  
Major Development Location - Woodley

### **PLANNING POLICY**

|                             |                                                                                                                                               |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                         |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity                                               |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking<br>TB23 – Biodiversity and Development |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Woodley Design Statement                                   |

### **PLANNING HISTORY**

| Application No. | Description                                                                                | Decision & Date       |
|-----------------|--------------------------------------------------------------------------------------------|-----------------------|
| 242071          | Application for a certificate of lawfulness for the proposed single storey rear extension. | 26/09/2024<br>Refused |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Highways – No objection  
WBC Ecology – No objection

|                 |
|-----------------|
| <b>External</b> |
| None Consulted  |

|                        |                                                               |
|------------------------|---------------------------------------------------------------|
| <b>REPRESENTATIONS</b> |                                                               |
| Parish/Town Council    | Woodley Town Council raised no objection to this application. |
| Ward Member(s)         | No comments received                                          |
| Neighbours             | No comments received                                          |

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| <b>APPRAISAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Site Description:</b> The site relates to a 1980s detached bungalow in Woodley. The site is located within a cul-de-sac which is characterised by other bungalows which are similar in design and shape but vary in materials, keeping the street scene diverse. All surrounding properties benefit from private driveways and front lawns, which include a variety of small vegetation.</p> <p>The sites façade includes light brickwork, giving the site a neutral look, which contrasts with the dark coloured window frames. The roof is a pitched formation covered in dark brown tiles. The site benefits from an internal garage and large block paved driveway which can accommodate multiple vehicles, along with side access to the rear. As for the rear, the site benefits from a conservatory, patio area and grassed garden area for leisure. The garden has boundary fencing all around and a few small bushes on the northern side by the fence.</p> <p><b>Proposal:</b> This application proposes a rear extension which measures approx. 3.4 meters in depth, 9.15 meters in width and 3 meters in height following the demolition of the existing conservatory, along with a partial garage conversion.</p> <p><b>Principle of Development:</b> 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.</p> <p>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.</p> <p><b>Character of the Area:</b> The site is located within a residential estate. The proposal includes a rear extension which measure approx. 3.4 meters in depth, 9.15 meters in width and 3 meters in height. As well as a partial garage conversion. The facing brickwork used will match the existing dwelling. The rear extension will have a flat roof made up of interlocking tiles with a rooflight in the centre.</p> |

#### Garage Conversion:

The proposed partial garage conversion will extend the existing kitchen, and the rest will remain as storage. The conversion measures 2.9 meters in width and 3.15 meters in length. There will be a window added on the rear elevation to serve the proposed kitchen extension. The front of the garage will remain as existing, therefore there will be no change to the front elevation of the property; this is shown identically on the existing and the proposed floorplans, therefore no elevation was required. As such, the proposal will not look out of character making the development acceptable in accordance with CP3 of the Core Strategy.

#### Rear Extension:

The proposed rear extension will create a diner and family area. The developments will measure approx. 3.4 meters in depth, 9.15 meters in width and 3 meters in height. The development includes a window and bifold doors on the rear elevation and side door on the southern side elevation.

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

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The extension is modest in terms of scale as it projects 3.4 meters from the rear wall and has an eaves height of 2.55 meters therefore complying with the BDG guidance. As the development is at the rear of the property, it will not be visible from the street, therefore having very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

#### **Neighbouring Amenity:**

##### *Overlooking:*

The development proposes no side windows, only a side door on the southern side elevation for access to the garden. The rear windows are on ground floor level minimising overlooking to the opposing property (44 Reading Road). As a result, there are no concerns of overlooking.

##### *Loss of Light:*

A 45-degree loss of light test was carried out from the approximate centre point of neighbouring ground floor windows of no. 3 and no. 5 Farriers Close. 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.

##### *Overbearing:*

The proposal is single storey and modest in terms of height and scale, therefore there are no concerns of the proposal being overbearing.

**Highway Access and Parking Provision:** The proposal will reduce the number of habitable rooms from 5 to 3. A parking plan was provided by the applicant showcasing 3 parking spaces within the red line.

The Council's Highways Officer reviewed the plans and concluded that according to the WBC Car Parking Standards, the development of such scale in urban location will require a minimum of one parking within the red line boundary. The proposed provisions of three parking by utilising the existing dropped crossing are welcomed. While the site has sufficient spaces to accommodate three parking space as proposed, the applicant shall be aware the presence of highway verge 1.6m offset from the nearside of carriageway (overlapping among red and yellow areas). The proposed parking provisions are not expected to encroach the highway verge.

The proposed store will remain suitable for cycle storage, which is acceptable.

**Ecology:** The site falls within a Bat Roost Suitability Habitat, a preliminary Bat Roost Assessment was submitted by the applicant.

The Council's Ecology Officer has reviewed the plans and assessment and concluded that they are satisfied that the survey effort and methodology of the Daytime Bat Walkover and Preliminary Roost Assessment are adequate to support the conclusion of the Ecologist that the property has negligible bat roost potential. There are no ecological objections to the development as proposed.

However, the owner and their contractors should be made aware that bat roosts have previously been recorded at 6 Farrier Close. As a result, a bat informative will be included in the Decision Notice.

**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

|                                    |                  |
|------------------------------------|------------------|
| <b>Conditions agreed:</b>          | Not required     |
| <b>Recommendation:</b>             | Approve          |
| <b>Date:</b>                       | 27 November 2024 |
| <b>Earliest date for decision:</b> | 18 November 2024 |

|                                                           |                         |
|-----------------------------------------------------------|-------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>JMM</i>              |
| <b>Date:</b>                                              | <b>27 November 2024</b> |