

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250603
Site Address:	10 Kingsley Close, Charvil, Wokingham, RG10 9RB
Expiry Date:	11 June 2025
Site Visit Date:	28/04/2025
Proposal: Householder application for the proposed erection of a front porch and first floor rear extension. Plus, the installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- 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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Highways – No objections, subject to a condition.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, terrace property located in an established residential area. The surrounding area is characterised by blocks of terrace properties that are similar in design and appearance.

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-storey front extension to form a porch is modest in scale, with limited height and depth, and a simple design. It remains clearly subservient to the host dwelling and reflects the appearance of similar porch structures at Nos. 8 and 12

Kingsley Close. As such, the proposal would have an acceptable impact on the character and appearance of the street scene.

The proposed first floor rear extension would feature a hipped roof and would be sited on the footprint of the existing rear extension. It would be set down from the main roof ridge, and the materials proposed are to match those of the existing dwelling. Given its position to the rear and lack of visibility from the public realm, the extension would not result in harm to the character or visual amenity of the surrounding area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

With regard to the proposed first-floor side window serving a shower room, the submitted plans confirm that it would be fitted with obscure glazing and fixed shut below 1.7 metres from finished floor level. These measures are intended to prevent any loss of privacy and minimise the potential for overlooking or loss of privacy into the rear gardens and patio areas of the adjacent properties at Nos. 9 and 11. A condition will be attached to any approval to ensure this.

In addition, the window's siting, combined with existing rear projections at Nos. 11 and 12, would significantly restrict direct lines of sight and limit its visibility into neighbouring private amenity spaces. As such, the proposal is not considered to give rise to any unacceptable perceived overlooking and is therefore acceptable in terms of residential amenity.

The submitted elevational drawings indicate that the proposed east-facing rooflights would be positioned a minimum of 1.7 metres above the finished floor level of the rooms in which they are to be installed. This positioning ensures that the rooflights do not give rise to overlooking and helps to safeguard the residential amenities of neighbouring properties. A condition will be imposed on any grant of planning permission to secure this arrangement.

The application site shares a back-to-back relationship with No. 6 St Patricks Avenue, where a minimum separation distance of 15 metres advised by the councils Borough Design Guide SPD from proposals over two storeys in height to safeguard privacy and prevent an undue sense of enclosure. The proposed first-floor rear window and rear roof light would retain an approximate 21 metre separation to the rear boundary with No. 6, which significantly exceeds this guideline.

Furthermore, the views offered from the fenestration proposed on the rear elevation at first floor level would be similar to the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

Loss of Light and Overbearing:

When assessing the potential loss of light to neighbouring properties, the 45-degree rule is applied from the centre of the closest habitable room windows, in accordance with the BRE Guidelines on Site Layout Planning for Daylight and Sunlight. The

applicant has demonstrated, through the application of this 45-degree test, that the proposed extension would not breach this guideline in relation to any neighbouring windows, including the ground floor rear window at No. 9.

As a result, it is considered that these neighbouring windows would continue to receive adequate levels of daylight and sunlight throughout the day. Therefore, the proposal would not result in an unacceptable loss of light or overshadowing to adjoining properties.

In terms of overbearing impact and sense of enclosure, the proposed extensions would be appropriately sited and of modest scale. They would not project significantly beyond the neighbouring elevations and, as such, are not considered to give rise to any unreasonable impact in terms of overbearing, loss of light, or visual dominance.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, the Highways Officer has raised no objections, subject to a condition requiring the proposed parking arrangement to be implemented. As the proposed parking scheme is already in place, this condition is not necessary.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that border Rotherfield Avenue and Reading Road.

The supporting Preliminary Roost Assessment (By John Wenman Ecological Consultancy LLP, April 2025, ref: R2909_PRA_a) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be very low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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:	Not required
Recommendation:	Approval
Date:	23 May 2025
Earliest date for decision:	10 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.06.2025