

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243010
Site Address:	4 Chicory Close, Earley, Wokingham, RG6 5GS
Expiry Date:	23 January 2025
Site Visit Date:	6 December 2024
Proposal: Householder application for the proposed garage conversion and double storey side extension.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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
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

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	6 Chicory Close: No objection to the plans. However, ask that the applicant ensures that the builders do not cause inconvenience to his neighbours, specifically in terms of vehicle parking and excessive noise and mess. This is a small cul-de-sac and we already have issues with people parking where they shouldn't, either in the road causing obstruction or in residents parking bays. Officer response: Construction noise/disturbance during development will be limited due to the householder nature of the application and will be for a temporary period during construction only

APPRAISAL

Site Description: Two storey detached dwelling.

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 garage conversion into an office will result in the garage door being replaced by a window as well a first-floor front window. The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new windows would be similar to the existing in size and proportions of current ground and first floor windows along Chicory Close, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

R23 design principle within the Borough Design Guide states *“alterations or extensions should be clearly subservient to the form and scale or the original building in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation”*. The two-storey side extension is not subservient to the existing dwelling as the roof height of the side extension is not set down from the

main dwelling's ridge nor is the extension set back from the principal elevation. However, the ground floor office room projects marginally further forward than the first floor giving the perception of a setback first floor addition. However, development over the garage of this nature is very common with the immediate area including 1 & 21 Chicory Close and the proposal is not overly excessive in size or built form and as the neighbouring properties in the surrounding area differ in size and appearance, there will be no unacceptable harmful impact on street scene and character. It is acknowledged there would be an uplift in built form and scale, however this would not result in a development that is detrimentally out of character with the surrounding area. Furthermore, the extension aims to provide a symmetrical property and reflect the existing design. It would appear at odds with the aesthetics of the principal elevation if the ridge of the side extension was reduced in height in order to comply with the design guidance. There will be no unacceptable harmful impact on street scene and character of the existing property.

The BDG states *"for properties in formal suburbia whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. Side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be at least 1m from the plot boundary"*. The two-storey pitched roof side extension would be built over the existing ground floor plan of the double garage. The proposed side extension would match the existing front building line, match the height of the existing roof and over 1m from the side boundary. Whilst not fully compliant with the BDG, it is still considered to be an acceptable addition which is suitable in scale and form which would not harm the character of the area given it would appear at odds with the aesthetics of the principal elevation if the ridge of the side extension was reduced in height to comply with the design guidance.

The extension on roof heights as part of the side extension above the garage would result in the continuing the ridge line. Whilst continuing the ridge line of dwellings is discouraged, the set back from the boundary and separation distance from the north site boundary (no.3) and the single storey garage at no.3 abutting the site allows view between properties sufficiently mitigating any terracing effect. The eaves/ridge height would not be higher than the existing property. The proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling.

Furthermore, as stated in the section 23 of BDG *"the roof form of the extension should take it's form from the main building"*. The two-storey side extension would keep the same roof form of the main building, thus complying with the BDG.

The proposed two storey side extension would be more than 1m from the northern boundary with sufficient visual separation and privacy between houses, complying with the BDG.

The proposed roof and walls will match the existing, thus in keeping with the current characteristics of the dwelling. The window frames will be anthracite grey whereas the existing are brown. Within Chicory Close, brown framed windows are the set precedent. It is important to note that within the street scene there has been alterations to window frames including no.24 having black frames. Whilst such

change would alter the street scene, it would be considered minor and would adversely harm the character of the area. Furthermore, the replacement of the existing windows of the property could be undertaken without the requirement for planning permission.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage being converted into habitable accommodation as well as part of the side extension. The ground floor window would have the same outlook as the other ground floor windows, overlooking onto a public footpath. Thus, no harmful overlooking. The proposed first floor window would overlook onto the flank wall of no.1. The separation distance between the front and side of no.1 is over 12m. Given the new window would have the same outlook as other existing first floor windows, such would not result in harmful overlooking, Also, no.1 does not have any side windows.

The proposed ground floor side window for the utility room would be face a blank wall, thus no overlooking.

Given the existing first floor side landing window is already in place; such window would not result in further overlooking given the outlook would be the same.

The proposed first floor rear window would be for a bathroom and would be obscured glazed to prevent overlooking.

Overbearing: The proposal would be of similar height to the other two storey dwellings in the surrounding area, the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities. It is considered sufficient visual separation between houses as the two- storey section of the neighbouring dwelling is more than 1m from the boundary.

Loss of light: Whilst the two-storey side extension would result in the rear element of the dwelling slight projecting ahead of the rear of 3 Chicory Close, the two-storey side extension would not breach the 45* degree line and complies with BRE regulations. Furthermore, the scale of the extension is considered appropriate to prevent any potential overshadowing so that there is no loss of natural daylight or sunlight on the immediate neighbours.

Highway Access and Parking Provision: The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards.

The garage is proposed to be converted. The existing garage dimensions do not meet the council's current standards for parking and as such there is no significant impact in respect of loss of parking.

The existing level of driveway parking will be retained and this is considered acceptable in this instance.

Ecology: The Ecology officer is satisfied that the survey effort and methodology are adequate. The Ecology officer agrees with the Ecologist's conclusion that as there are no suitable features of value for bats. No further assessment for bats are required and there are no ecological objections to the development as proposed.

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:	Approve
Date:	23 January 2025
Earliest date for decision:	19 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	23 January 2025