

Development Management Ref No 172013	No weeks on day of committee 11/8	Parish Wokingham Town Council	Ward Norreys	Listed by: Cllr Lee
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Applicant: Mr Fred Warren

Location: 2 Budes Cottages, Keephatch Road, Wokingham, RG40 5PY

Proposal: proposed erection of single storey front extension to dwelling and covered porch

Type: Householder

PS Category: 21

Officer: Dariusz Kusyk

FOR CONSIDERATION BY	Planning Committee on 13 th September 2017
REPORT PREPARED BY	Head of Development Management and Regulatory Services

SUMMARY

The application site is an attractive two storey semi-detached dwelling located along Keephatch Road and is located on a corner plot. The application site is within a Major Development Location. It differs in style from the group of houses to the north and west.

The proposal is for the erection of a single storey front extension to form a new entrance porch to the dwelling with a pitched roof. This would measure approximately 1.5m deep, 6.4m wide and with an eaves height of approximately 2.3 metres. There would be a new front door and front window, following the removal of one of the existing windows. In addition, the gabled porch would be relocated and made wider by 0.4m, up to 1.95m.

The report concludes that the proposed extension would not have a detrimental impact on the character of the area or the residential amenity of neighbouring properties.

PLANNING STATUS

- Major Development Location: Wokingham
- Great Crested Newt Consultation Zone
- Thames Basin Heath SPA 5 & 7km Zone
- TPO 189/1980

RECOMMENDATION

That planning permission be granted, subject to the following conditions:

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended)

by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted location plan and plans and drawings numbered '02-00', '02-01', '02-02', '01-00', '04-01', '04-02' and 'SKV1' received by the local planning authority on 07/07/2017. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Protection of trees etc.

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

PLANNING HISTORY

Application 35005 for a two storey extension. Approved 29/01/1990, subject to conditions.

Application F/2005/3902 for a single storey side extension. Approved 18/03/2005, subject to conditions.

Application F/2014/1102 for a first floor side extension to provide new staircase to first floor and storage area. Approved 10/12/2014, subject to conditions.

SUMMARY INFORMATION

Site Area: 0.03 ha

Existing bedrooms: 3

Proposed bedrooms: No change

Existing parking spaces: Parking area for 2 vehicles and an associated detached garage

Proposed parking spaces: No change

CONSULTATION RESPONSES

Trees and Landscape Officer: Approval recommended, subject to condition (4).

Highways Officer – Approval recommended.

REPRESENTATIONS

Parish/Town Council: No comment received.

Local Members: Cllr David Lee raised following concerns:

- The proposal is not in line with Policy CP3 a, c, d and f;
- The proposed front extension does not follow the built line;
- The proposal does not fit the character of the area;
- Does not comply with the Design Guide 4.2 Character and context.

Local Residents: 3x letters with following concerns raised:

- Overshadowing to No. 1;
- Adverse impact of heavy duty vehicles access on the private road;
- Proposed materials should be the same as original;
- Out of keeping with the character of the area and the appearance of the application dwelling;
- Overdevelopment of no. 2 Budges Cottages.

APPLICANTS POINTS

The proposed single storey front extension is considered to be sympathetic and in keeping in its design with the character of the surrounding area and appearance of the host dwelling. Given a single storey scale and insignificant projection beyond the front elevation of the proposal would be considered cohesive, well-balanced which would not cause any unacceptable overbearing or overshadowing impact. The existing TPO in the

front garden, biodiversity, highways and parking arrangements would not be detrimentally affected by the proposed development.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1 CP3	Sustainable Development General Principles for Development
Managing Development Delivery Local Plan	CC01 CC02 CC04	Presumption in Favour of Sustainable Development Development Limits Sustainable Design and Construction
	CC07	Parking
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide SPD

PLANNING ISSUES

Principle of Development

1. 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.
2. The site is located within the Major Development Location of Wokingham, and as such development is acceptable providing that it complies with the principles stated in the Local Development Plan. 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.
3. The application is before the committee due to request of Councillor Lee.

Description of Development

4. The proposal consists of a single storey front extension which projects 1.5 metres from the front wall of the host dwelling and it would be 6.4 metres wide, with a new front door and a window to match the existing windows. The total height of the extension would be 3.2 metres and the eaves height would be approximately 2.3 metres, with the roof being pitched.

Impact on the Character of the Area and the Host Dwelling

5. The application site is in an area on the outskirts of Wokingham, which consists of dwellings and other buildings of a mixed style and form. The host dwelling is located on a corner plot and does not match any of the design patterns, when compared to the existing buildings in the surrounding area. The application site has been extended with a part single part two storey side extensions over the years. The development would be visible from Keephatch Road, however it is considered that it would have an acceptable impact on the street scene. According with the Borough Design Guide advice front extensions would be “*generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line*” and that “*front extensions should generally be no more than single storey in height and should not project significantly forward of the building line*”. The proposal is modest in its scale and conforms to the advice contained in the Borough Design Guide in that the building is set well back from the street frontage and the extension would not project more than 2 metres from the front of the building. There are several examples of front porches covered with pitched roof in the surrounding area in various scales. Given the non-uniform appearance of the main dwelling, retention of the gable roof above the entrance and a minor character and scale of the proposed front extension, the proposal does not have an unacceptable detrimental impact on the character of the area or the appearance of the streetscene. Although full width front extensions would generally be discouraged, by virtue of a set back positioning from the neighbour to the north and the adjoining neighbour’s front garage, which projects well beyond this proposal and the site is well back from the street and screened, there would be no detrimental impact upon the streetscene and local character.
6. The application property is one of a pair of semi-detached dwellings, which has been enlarged with a part single part two storey side extension, previously constructed in materials in keeping with the host dwelling. The proposed single storey front extension would also retain the appearance of the existing dwelling through use of matching materials and would be considered as cohesive and in keeping with the appearance of the host dwelling.
7. It is considered that the proposal, in terms of its design and appearance would not significantly impact upon the character or appearance of the host property or the local area and is therefore in accordance with Core Strategy Policy CP3 and the Borough Design Guide.

Impact on Neighbours

8. Loss of Light
The proposal would marginally infringe a 45° sightline from the habitable ground floor window, however, given its single storey scale and insignificant projection beyond the front elevation and position of the application dwelling to the north of the neighbour, it does not lead to an unacceptable level of overshadowing, either horizontally or vertically.
9. Overbearing
The proposed extension would come close to the boundary with number 1 Budges Cottages, it would comprise a pitched roof and 2.3 metre high eaves being approximately 0.8 metres from the ground floor front elevation habitable window of

the adjacent property. It would be in accordance with the BDG which emphasizes that “*the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary*”. The proposed single storey front extension would project 1.46m beyond the existing frontage of the pair of semi-detached dwellings nos. 1&2. Given that the proposal would be in compliance with the Borough Design Guide it is acceptable.

The proposed development would be sited approximately 10.0m from the houses to the north and about 27.0 from the dwelling to the west. As such it will not have any adverse impact on the dwellings to the north and west.

10. Overlooking

The proposed extension would not have any windows in the side elevation and would be single storey, therefore it would not facilitate overbearing.

Highways & Parking

11. The proposal would not increase the amount of habitable space available at the dwelling and would not increase parking demand. The Highways Officer has recommended approval.

Biodiversity

12. The proposal would comprise a single storey extension, with no amendment to the existing main roofslope, therefore no unacceptable impact in terms of biodiversity would occur.

Trees and Landscape

13. The Council's Trees and Landscape Officer has no objections to the proposals; however it is noted that there is 1 No. TPO Oak tree at the front / side of the application site next to the private drive. Both the rooting area and the canopy of this tree may be affected by the construction of the proposals and therefore mitigation is required.
14. Accordingly condition 4 required an 'Arboricultural Method Statement' (AMS).

CONCLUSION

15. The proposed single storey front extension would not have a harmful impact on the character of the area or the residential amenities of neighbouring properties. Although the risk of impact on the protected tree in the front garden is low, an AMS has been recommended. The development is in accordance with Wokingham Borough Council's Core Strategy Policies CP3 and CP7, MDD Local Plan Policies CC03 and CC07 and the advice contained within the Borough Design Guide. Therefore, the application is recommended for approval.

CONTACT DETAILS

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