

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
172013	15/8	Wokingham Town Council	Norreys	Cllr Lee

**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 11<sup>th</sup> October 2017  
**REPORT PREPARED BY** Head of Development Management and Regulatory Services

## ADDENDUM REPORT

The application was deferred from Committee in September to allow for a site visit. The site visit has been scheduled for a date prior to the October committee date.

A number of matters were discussed at the September committee and these are addressed below.

### Distinctive character of the application property

1. The Council's Conservation Officer has considered the scheme and raises no objection to the proposal. The officer's comments are reported below:

I'd normally raise concerns over the loss of symmetry when unaltered semidetached cottages are extended. However, this existing side addition has already marred the balance of this pair and the porch addition isn't likely to result in further material harm in this respect. I note the doors and windows are proposed to be painted timber to match the existing. This is welcome. My only comment on this would be to suggest the casements are traditional 'flush fitting' design rather than the modern design where the opening casement stands proud of the frame when closed.

2. Given the character of the original dwelling, it is considered that the proposed materials are especially important and it is therefore suggested that Condition 2 (matching materials) be amended to require that samples of materials are submitted and approved prior to the commencement of development.
3. A query was also raised regarding the detached garage in the front garden of No. 1 Budes Cottages, which sits well forward of the front building line of Nos. 1 and 2. There is no record of planning permission for the garage; however, it is evident in aerial photography from the 1990's, and a structure is evident in Ordnance Survey mapping going back as far as the 1960's (earlier mapping is not clear enough to see if there is a building in place). Although the current garage appears modern, it may have been repaired and refurbished, and there has been a large structure sat

forward of the building line for at least 50 years.

#### **Permitted Development Rights in front of the application property**

4. A query was raised regarding permitted development rights for extensions and structures in front of the building line. There are limited rights for development to the front of dwellings as described below:

Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015 would permit a front porch extension of up to 3 square metres as permitted development.

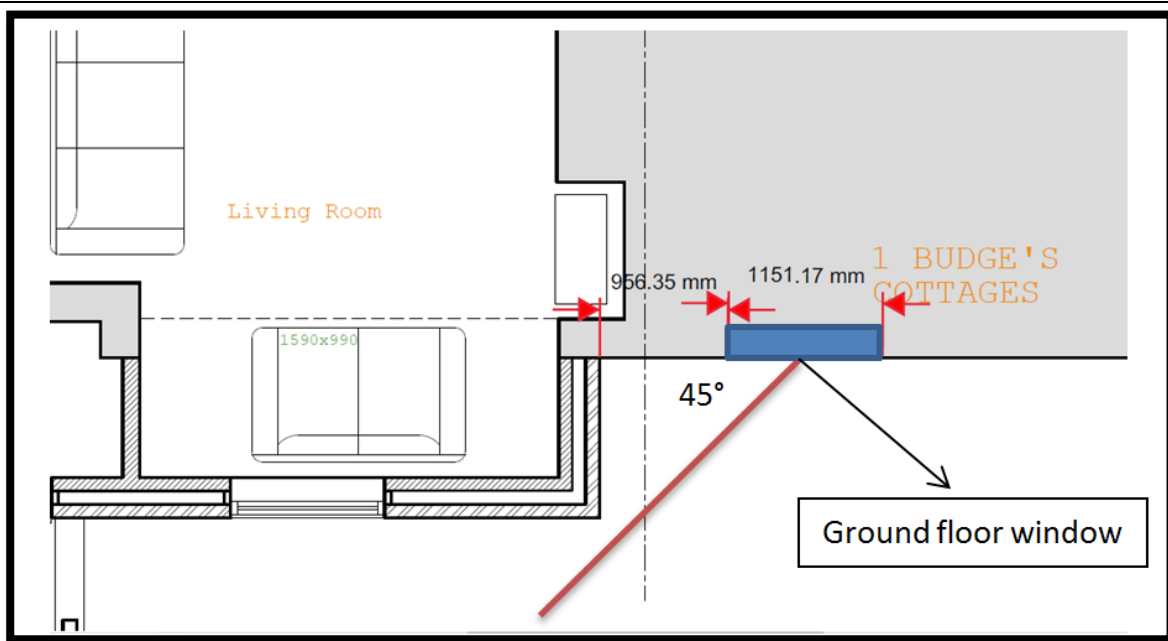
Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 permits outbuildings, but includes the restriction that the structure cannot be forward of the principal elevation of the dwelling.

Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015 permits hard surfacing, subject to restrictions including the use of porous materials.

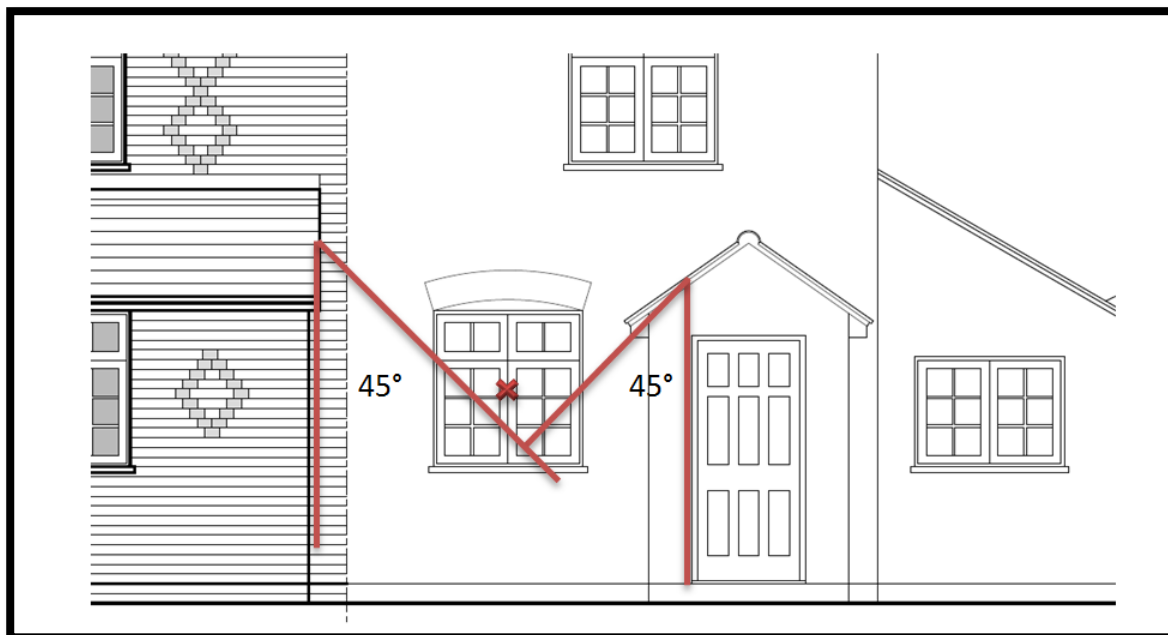
5. As such, an extension of the type proposed requires an application to be submitted to the Council for approval. The garage in front of No 1 would also require an application for planning permission were it proposed today.

#### **Impact on Neighbours**

6. The Building Research Establishment (BRE) Report Site Layout for Daylight and Sunlight: A Guide to Good Practice is used to assess the impact upon the current levels of sunlight/daylight enjoyed by adjoining properties where an extension is proposed. Effectively it contains a two stage approach to measure impact. In the first instance, a 45-degree test is used, where a 45 degree line of sight is taken from the centre of the neighbour's window towards the extension. If the line does not cut the extension, then the extension is considered to be acceptable in terms of daylight/sunlight. If the line is cut by the extension, then a second stage is required, involving measuring the vertical sky component. The Borough Design Guide follows the 45-degree test approach to neighbour amenity. .
7. The original report from the September Committee stated that the proposal would "marginally infringe a 45° sightline from the habitable ground floor window". However, this has now been properly measured out on plan (below) and it can be seen that the extension would not cut the 45-degree line of sight. It is not therefore unacceptable in terms of daylight/sunlight impact upon the neighbour using established BRE guidance.



A less commonly used test is to measure a 45-degree line downwards from the centre of the roof of the extension. At the centre of the neighbours window if the line sits below halfway down the window it is not considered to be overbearing, if it sits above then further tests are required. As the elevation below demonstrates, the 45-degree line would sit below midway up the window (marked with an 'X') and is therefore acceptable in daylight/sunlight terms.



It must also be noted that the proposed extension is directly to the north of the neighbouring property, which further limits impact on daylight/sunlight as a result of the extension.

The proposal would not lead to an unacceptable level of overshadowing, either horizontally or vertically, measured against established guidance.

## RECOMMENDATION

**That the Committee grant planning permission 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 to be agreed**

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

**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.*

<b>CONTACT DETAILS</b>		
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