

# Agenda Item 21.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
F/2015/1187	10/8	Wokingham	Evendons	The applicant is an employee of WBC

<b>Applicant</b>	Mr Kien Lac C/O Aztech Architecture Ltd (Mr P Watkin)		
<b>Location</b>	162, Old Woosehill Lane, Wokingham	<b>Postcode</b>	RG41 3HQ
<b>Proposal</b>	Proposed erection of single storey side and rear extensions to dwelling, following demolition of existing conservatory		
<b>Type</b>	Householder		
<b>PS Category</b>	21		
<b>Officer</b>	Rosie Rogers		

<b>FOR CONSIDERATION BY</b>	Planning Committee on 22 July 2015
<b>REPORT PREPARED BY</b>	Head of Development Management and Regulatory Services

## SUMMARY

The application site is a detached, two and a half storey, residential dwelling with existing single storey rear conservatory and with a detached double garage to the rear. The property is located towards the southern end of Old Woosehill Lane, sited at ninety degrees to the main adopted highway and fronting onto an area of informal public amenity space.

The application is for the erection of single storey, side and rear extensions to the dwelling, following demolition of the existing conservatory.

The application is before the Planning Committee because the applicant is an employee of Wokingham Borough Council.

## PLANNING STATUS

- Major Development Location
- Contaminated Land Consultation Zone
- South East Water Consultation Area
- Thames Basin Heaths SPA – within 7km zone
- Wind Turbine Safeguarding Zone
- Adjacent to an area of informal public open space
- Area Tree Preservation Order (10/1973)

## RECOMMENDATION

That the committee authorise the GRANT of 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.

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered Location Plan, Block Plan and plan nos. AZ-1807-001 to 008 inclusive received by the

local planning authority on 12 May 2015. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

**3. External materials**

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.

**Reasons List**

1. 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. 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. To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3

**Informatives**

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

**PLANNING HISTORY**

F/2002/7170	Loft conversion with front dormer extension and rear rooflights – Conditionally approved – 03.09.02
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**SUMMARY INFORMATION**

Site Area	0.038 hectares
Bedrooms	5
Parking Spaces	4

**CONSULTATION RESPONSES**

Parks and Open Spaces	No comments received
Wokingham Town Council	No comments received
Local Members	No comments received

**REPRESENTATIONS**

- No comments received from neighbours

**PLANNING POLICY**

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP6</b>	Managing Travel Demand

Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC07</b>	Parking
	<b>TB21</b>	Landscape Character
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide SPD

## **PLANNING ISSUES**

### Description of Development:

1. The application is for a single storey side extension and a single storey rear extension, following demolition of the existing conservatory. The single storey side extension has been designed with a flat roof and will infill an area of existing hardstanding area to the side (east) of the main dwelling. It is set back 549mm from the main front elevation and will extend along the length of the existing side elevation with a rear projection of 1000mm. The eaves height is 2.7m and the height to the top of the flat roof is 3.0m. It will sit behind a new parapet wall which will replace the existing boundary wall with a maximum height of 3.2m.
2. The single storey rear extension has a rear projection of 5340mm and a width of 4270mm and will have a similar footprint, albeit slightly larger, to the existing rear conservatory (5340mm rear projection compared to existing 4715mm). It has also been designed with a sloping, overhanging, flat roof with an eaves height of 2.7m and a maximum height of 3.2m. Both extensions are to be built of matching materials with a green sedum roof incorporating flat panel roof windows.

### Principle of Development:

3. 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.
4. The site is located within the Major Development Location of Wokingham and within a settlement boundary and as such the development should be acceptable in principle 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.
5. The Borough Design Guide advises that extensions and alterations should respond positively to the context, maintaining or enhancing the street scene or

local character. The Guide also advises that extensions should be subservient to the host dwelling.

#### Impact on the Character of the Area:

6. The application site is two and a half storey, red brick with tile hanging, detached property with existing rear conservatory and detached double garage to the rear, located towards the southern end of Old Woosehill Lane and opposite the junction with Bridges Close. It is an established residential area characterised by detached dwellings of varying designs. The application site itself is sited at ninety degrees to Old Woosehill Lane, set back from the road behind an area of grass verge and with the side elevation partially obscured from the highway at ground floor level, by the boundary brick wall which encloses the side (east) and rear (north) boundaries of the site. The front of the property fronts onto a public footpath leading into Tamar Way and an area of informal public amenity space comprising grass and an area of woodland copse. There is also an Area Tree Preservation Order (10/1973) made up of a mix of trees adjacent to the site and fronting onto Old Woosehill Lane.
7. The application site is bounded to the north by the detached dwelling known as No. 164, Old Woosehill Lane. To the west of the site are a pair of link-detached properties known as 59 & 61 Tamar Way, whose garages form the link between the two properties and project into their respective rear gardens facing towards the side (west) boundary of the application site. Both of these properties are of a different design and are brick built with mock Tudor gabling. No. 61 Tamar Way fronts onto the public footpath and the area of public open space.
8. The proposed single storey side extension has been designed with a parapet wall which will replace the existing boundary wall along the length of the side elevation dropping down to meet the existing boundary wall. The overhanging flat roof will lie 200mm below the height of the brick built parapet wall. Thus, the proposal will result in an extension sited right on the side boundary, with an increase in the height of the boundary parapet wall of 1.4m giving a total height of 3.2m. However, given that the replacement parapet wall will be built of matching brickwork and viewed against the backdrop of the existing flank elevation, the increase in height is considered to have an acceptable impact on the character of the street scene. Furthermore, the application site is set back from the back edge of the main adopted highway with an area of grass verge in front of it, which will help to soften the appearance of the increase in built form.
9. The proposed single storey rear extension is of a similar size and scale to the existing footprint and will be largely screened from public vantage points and is considered to be an acceptable design.
10. As such, the proposal in terms of its size and scale is considered acceptable and in accordance with the NPPF, policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

#### Residential Amenities:

11. **Overlooking:** The proposed side extension includes a single high level window in the front elevation which will overlook the public footpath and bifolding doors in

the rear and side elevation which will face into the enclosed rear garden. The proposal also includes 3 x flat panel roof windows which will project approximately 50mm above the flat roof but will not be visible above the parapet wall.

12. The proposed rear extension also includes bifolding doors in the rear and side elevation facing into the enclosed rear garden and 1 x flat panel roof window. There are no windows facing towards the rear boundaries of Nos. 59 & 61 Tamar whose rear boundaries are enclosed by 1.8m high close boarded fencing. The height and type of the existing boundary treatments together with the side elevation of the existing garage will prevent any direct overlooking or loss of privacy to any of the adjoining occupiers.
13. **Loss of Light:** The proposed extensions when assessed against BRE Guidelines would not result in any harmful loss of light impacts to any of the adjoining properties and are considered acceptable.
14. **Overbearing:** The Borough Design Guide states that with regard to rear extensions, the primary consideration is the impact upon neighbours. It goes on to say that rear extensions should not project more than four metres from the main rear wall where they are sited close to a side boundary.
15. The proposed side extension is sited to the east of the dwelling and away from the neighbouring occupiers and will not have a significant overbearing impact.
16. The proposed rear extension will face towards the rear boundaries of Nos. 59 & 61 Tamar Way. Both of these properties have rear link attached garages which project into their respective rear gardens by a distance of approximately 6.0m. No. 61 Tamar Way also has a rear conservatory with a rear projection of approximately 3.5m. The proposed rear extension with a rear projection of 5340mm is larger than the 4.0m stipulated in the Borough Design Guide. However, the existing conservatory has a maximum rear projection of 4715mm and given that the proposal is set in approximately 1100mm in from the side boundary and has a maximum height of 3.2m, it is considered that the proposal would not have a significant impact on these neighbouring properties.

#### Highways and Access:

17. The proposal makes no change to the existing access. The proposal will result in additional habitable accommodation. The existing parking provision of two spaces in the double garage and two on the front driveway is considered to serve a dwelling of this size and is in accordance with policy CP6 of the Core Strategy and is acceptable.

#### Amenity Space:

18. The existing average depth of the rear garden at 9.7m is slightly less than the 11.0m recommended for new dwellings as set out in the Borough Design Guide. The proposal would increase the footprint of the dwelling, albeit only slighter in terms of the rear extension and utilise an area of existing hardstanding to the side of the dwelling. Given that the width of the garden is approximately 16.0m, it is considered that sufficient private rear amenity space will remain and no

harmful impact will occur.

Community Infrastructure Levy:

19. Wokingham Borough adopted the Community Infrastructure levy on 6 April 2015. The proposal would result in an increase in floorspace of less than 100 square metres and is therefore not liable for CIL.

**CONCLUSION**

20. The proposal is considered to have an acceptable impact on the character of the street scene, the amenity of the neighbouring occupiers and highway safety and is recommended for approval.

**CONTACT DETAILS**

<b>Service</b>	<b>Telephone</b>	<b>Email</b>
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