

Agenda Item 36.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
F/2015/1159 151044	14-15	Wokingham	Wescott	Cllr Mcghee-Summer

Applicant	Miss Lawrie		
Location	4 Frog Hall Drive, Wokingham	Postcode	RG40 2LF
Proposal	Householder application for the proposed erection of a two storey side/rear, single storey rear and front extensions to include a new front entrance porch and internal alterations.		
Type	Householder		
PS Category	21		
Officer	David Maguire		

FOR CONSIDERATION BY	Planning Committee on 19 August 2015
REPORT PREPARED BY	Head of Development Management and Regulatory Services

SUMMARY

The proposal seeks planning permission for the erection of a two storey side and rear extensions and single storey rear and front extensions to include a new front entrance porch and internal alterations.

The application site is a detached red brick two storey dwelling built in the 1950s as part of a development along Frog Hall Drive of detached properties which were all of a similar design and orientation. The subject property benefits from substantial private rear amenity space and on-site parking within the forecourt for at least three cars. The dwelling consists of three bedrooms and has an attached garage with a catslide roof to the (north) side elevation.

The report concludes that despite objections regarding the design and appearance, loss of light and overbearing impact to the neighbouring property at no.2 Frog Hall Drive, the impact is not significant enough to warrant a reason for refusal. The style of extension proposed is similar and in keeping with extensions to several other properties in the street and is therefore characteristic of the street scene.

PLANNING STATUS

- Major Development Location: Wokingham
- SPA Linear Mitigation Zone 5km & 7km
- South-East Water Supply Area
- Aerodrome Safeguarding for Wind Turbine Developments
- TPO

RECOMMENDATION

That the committee authorise the APPROVAL 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 L2026/1 and L2026/2 Rev C received by the local planning authority on 08 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

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.

4. No windows to be inserted

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawings.

5. Retention of Existing Trees/Hedges/Shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

6. Protection of Existing Trees etc

Prior to the commencement of development, the proposed mitigation measures shall be implemented at the premises in accordance with the Arboricultural Impact Assessment (reference 09237) received by the local authority on 08 May 2015. No development or other operations shall take place except in complete accordance with the details hereby approved.

Reasons List

1. 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.
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

4. To safeguard the residential amenities of neighbouring properties.
Relevant policy: Core Strategy policy CP3
5. To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21
6. 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

Informatives

1. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant

PLANNING HISTORY	
1344	4no. detached dwellings – 13/06/1957 -Approved
(Building Control 8753X)	Car Port – 15/03/1972
F/2014/1978	Proposed erection of a two storey side/rear single storey rear and front extensions to include a new front entrance porch and internal alterations. Withdrawn 08.12.2014

SUMMARY INFORMATION	
Site Area	0.06 hectares
Number of bedrooms	3
Existing parking spaces	Driveway parking for 3 cars plus single garage

CONSULTATION RESPONSES
<p>Local members:</p> <p>Julian McGhee-Sumner (Westcott) – Objection, Listed for planning committee</p> <ul style="list-style-type: none"> • The extension would be out of character with the present street scene. • The extension is very large, spreading from one boundary to the other and therefore has an over bearing impact on its neighbours. • As number 2 Froghall Drive is of a different design to other properties within Froghall Drive, the impact of this proposal is greater than if it were reversed. • A greater degree of loss of enjoyment to number 2 Froghall Drive due to the design not being sympathetic to it's neighbours. <p>Internal Consultations Wokingham Borough Council:</p> <p>Ecology: No objection subject to an informative</p>

Landscape and Trees: No objection subject to conditions i.e. retention of existing trees/hedges/shrubs & development to be carried out in accordance with the protection measures as specified via Arboricultural Report 09237 (Conditions no. 5 & 6)

REPRESENTATIONS

Letters of objection from neighbouring property at no.2 Frog Hall Drive were received, raising the following issues:

- Lack of sympathetic design
- Over development
- Loss of light and overshadowing to neighbouring property at no.2 Frog Hall Drive
- Insufficient boundary space
- Out of character with the area
- Inaccurate plans (*Case Officer Note: Open car port noted and increase in footprint via planning consent 41282 noted*)

APPLICANTS POINTS

The applicants have commented (reiterating the comments as provided via F/2014/1978) that the plans were as accurate as possible using public domain information and were amended (previously) after a request for plans showing an existing extension at no.2 Frog Hall Drive. They also note that the design is common in the street, and in the area more generally, with two-storey extensions sited behind existing garages with catslide roofs being the predominant form of extensions. The applicants (as per F/2014/1978) were asked to revise the design to place the extension on the other side of the property, however they have said that this would not have been possible due to an existing bedroom being located behind the revised position meaning that it could only be accessible through another bedroom and would not have had any windows. They also note that the reason for the extension is that they have a family and need further space to accommodate their children and other family members.

PLANNING POLICY

National Policy

NPPF National Planning Policy Framework

Core Strategy DPD 2010

CP1 Sustainable Development

CP3 General Principles for Development

Managing Development Delivery Local Plan

CC01 Presumption in Favour of Sustainable Development

CC02 Development Limits

CC03 Green Infrastructure, Trees and Landscaping

CC04 Sustainable Design and Construction

TB21 Landscape Character

Supplementary Planning Documents (SPD)

BDG Borough Design Guide SPD

PLANNING ISSUES

Description of Development

1. The application property is a detached two storey residential dwelling with front projecting bay featuring a hipped roof. The front façade has a single storey element next to this with a mono-pitched roof enclosing a porch and attached garage. The property was built in the late 1950s and is one of several houses of relatively standard design in Frog Hall Drive. It is built in brick with a clay-tiled roof that is hipped to the front, rear and sides.

Background

2. The proposal is a resubmission of a previous scheme as submitted to and considered by the Local Planning Authority, planning reference F/2014/1978. This application was withdrawn, as requested by the applicant on 05 December 2015 as additional information (bat emergence & re-entry survey) was required by the local planning authority prior to determination.
3. There is no previous planning applications at this property, except for the original planning permission for the dwellinghouse and a building regulations application for the construction of a car port.

Impact on the Character of the Area

4. The application dwelling is a 1950s house and is on a residential street of detached and semi-detached properties of a similar age and design. There are some bungalows further along the street and the neighbouring property at no.2 Frog Hall Drive, which pre-dates the development of the rest of Frog Hall Drive, is of a different design with two projecting bays and mock-Tudor detailing to the front elevation. There are several houses that have had later additions and extensions.
5. The proposed development is for the erection of a two storey side and rear extension and single storey rear and front extensions including a new front entrance porch and internal alterations.
6. The proposed side extension would have a lower ridge height than that of the host dwelling, and would be significantly setback from the front elevation. It would, therefore, be subservient to the host dwelling and would meet the requirements of the Borough Design Guide (R23, p.55). Furthermore the roof form takes 'its form from the main building', and the design of the proposed extension complements the existing building, as stipulated in Borough Design Guide. It also reflects the style and design of extensions to many other houses in the street and overall, is of a size, scale and design which is subservient to the main house.
7. The Borough Design Guide for side extension states that side extensions should preserve a 1m gap to the boundary. The proposed extension follows the same side building line as the host dwelling and maintains a gap in excess of 1m to the northern boundary. The proposed side extension would not extend the side elevation out but rather back from the rear of the property, it would not significantly affect views through the gap between dwellings and it would not

contribute to a terracing effect as the side building line would not be altered.

8. The proposed single storey front extension would have a modest projection set back from the street frontage by approximately 10.0m, similar to other examples within vicinity (notably no. 6 Frog Hall Drive). The increase in scale, bulk and mass given the single storey nature would be subservient to the host and, in conjunction with the sympathetic roof form, would not unduly impact upon street scene or local character.

Impact on Neighbours

Overlooking:

9. The windows in the proposed two-storey side extension to the north elevation, facing towards no.2 Frog Hall Drive, would be obscure glazed and would serve a utility room and W.C. There are no proposed windows at first floor level to the north flank of the two storey side extension. Acknowledging the approx. 1.8m close boarded boundary treatment and mature vegetative screening (mainly within the curtilage of no.2), the proposal would not result in an adverse loss of privacy for the occupants or the occupants of neighbouring properties, with particularly regards to no. 2 (subject to condition 4). The proposed extension to the rear of the application site would include a main bedroom window at first floor which would potentially overlook the rear amenity space of no.2 & no.6 Frog Hall Drive. The potential views of the neighbouring private amenity land would however be oblique and, due to the modest projection of the rear element and similar views as offered via the existing fenestration, no adverse loss of privacy would occur over and beyond the existing degree shared within the setting. The proposed development includes the insertion of 2no. windows to the ground floor elevation on the south side (facing directly towards no.6 Frog Hall Drive), but as these are at ground floor level separated 3.0m flank to flank in conjunction with the effective screening provided by trees, shrubs, plants and boundary treatments, the proposed windows would not create any significant issues with regards to overlooking.

Loss of Light:

10. The proposed extension includes a two storey element to the side elevation. Objections from the neighbour at no.2 Frog Hall Drive to the proposal include the potential for a loss of light and overshadowing, particularly to the south flank conservatory extension to no.2. As this conservatory has windows to all three sides and a glazed roof it is reasonable to conclude that there would, inevitably, be some loss of light, but the question is whether this would be an acceptable loss and if the 45° rule regarding loss of light to the windows of habitable rooms would be breached.
11. Regarding the rear elevation at no.2 Frog Hall Drive, the proposed extension would not breach the 45° rule. In terms of light direction reaching the conservatory at no.2, light coming from the west would not be affected by the proposals, light coming from the east directly would also be unaffected. It would only be light coming from the south-east that would suffer a minor restriction and so, overall, it is fair to conclude that this is not an unacceptable loss of light.

Overbearing:

12. The proposed side/rear extension has been the subject of comments from the neighbour at no.2 Frog Hall Drive concerning its overbearing impact. The area for development of the two storey side extension element of the proposal is within close proximity to the boundary shared between the subject property and no.2. This element would be subservient in nature to that of the host and would include a hipped roof design. The proposed extension would extend the rear building line by approximately 4.0m and would retain a separation distance to the north boundary in excess of 1.0m, in accordance with the guidance of the Borough Design Guide. There is some screening provided by planting, shrubs and fencing between the two properties and a separation distance of approximately 7m at the narrowest point from the conservatory at no.2 Frog Hall Drive to the side elevation (proposed and existing) of the application site. This separation distance becomes more than 10m between the side elevation of no.2, excluding the conservatory, and the side elevation of the application site. Given the separation distances and screening, in conjunction with the hipped roof form and subservient nature of the extensions, the impact on neighbouring properties is not significantly overbearing.

Impact of Private Rear Amenity Space

13. The proposed extension would extend into the rear garden by approximately 4m however the garden depth is more than 20m which meets the requirements in the Borough Design Guide.

Highways Issues

14. The proposed development would not affect vehicular or pedestrian access to the property and would maintain existing parking arrangements. It would not significantly impact upon the highway or traffic volumes.

Trees and Landscape

15. There is a protected tree to the front of the property which could potentially be impacted by the proposed front extension. An Arboricultural Impact Assessment, tree survey, report and a Method Statement conducted by Crown Consultants, dated 14 November 2014, was received by the Local Planning Authority on 08 May 2015. The Trees and Landscape Officer has commented that there is a good tree protection plan and raised no objections subject to conditions to retain existing trees (condition 5) and for the development to be carried out in accordance with the mitigation measures as per the Arboricultural Impact Assessment, reference 09237, (condition 6).

Biodiversity

16. As the proposed works include those to the existing roof, a daylight bat survey and report, and subsequently a bat emergence & re-entry survey, was required prior to determination. The daylight bat survey was undertaken by John Wenman Ecology on 10 November 2014, received by the local authority on 08 May 2015. The bat emergence & re-entry survey was also undertaken by John Wenman Ecology, received by the local planning authority on 09 June 2015. The

emergence survey of the house was carried out on 19th May 2015 and the dawn re-entry survey of the house was carried out on the 3rd June 2015. No evidence of bat roosts was found showing present or past activity.

CONCLUSION

17. The proposed two storey side extension results in a minor loss of light to the neighbouring property at no.2 Frog Hall Drive, however this would not be significant enough to warrant a refusal on these grounds.

18. The proposed extensions would keep with the style of many other extensions on Frog Hall Drive and would not have a detrimental impact on the character of the area or street scene. It is subservient in size, scale and design to the main house. Therefore it is recommended that the application be approved.

CONTACT DETAILS

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