

Agenda Item 52.

Application Number	Expiry Date	Parish	Ward
212780	28/10/2021	Wokingham	Emmbrook

Applicant	Mr Graham Ebers		
Site Address	24 Matthewsgreen Road, Wokingham RG41 1JU		
Proposal	Householder application for the proposed erection of a balcony to the rear of the property.		
Type	Householder		
PS Category	21		
Officer	Tariq Bailey-Biggs		
Reason determination committee	for by	The applicant is a member of staff of Wokingham Borough Council.	

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 November 2021
REPORT PREPARED BY	Assistant Director – Place

SUMMARY	
The proposal involves the erection of a balcony to the rear of the property. The proposed balcony is modest in height, depth and design and is acceptable on streetscape and neighbour amenity grounds. As such, conditional approval is recommended.	

PLANNING STATUS	
	<ul style="list-style-type: none"> • Major Development Location – Wokingham • Bat Roost Habitat Suitability

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following Conditions and Informatives:

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 application plans and drawings numbered Existing and Proposed Floor Plans and Elevations RDO/6/20/A2PP/R1 REV 1, Block Plan and Location plan received by the local planning authority on 18/08/2021 and 20/10/2021. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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

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 other minor variations are agreed in writing after the date of this permission and before implementation with 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. Obscure Glazing

The glass balustrade balcony window in the south-east and north-west elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

Informatics:**1. Within curtilage**

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.

2. Changes to the approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. Positive and proactive discussion

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING HISTORY		
Application Number	Proposal	Decision
191972	Proposed erection of a single storey extension to existing detached garage, plus conversion of the garage into habitable accommodation.	Approved - 11/ 9/2019
002633	Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new garage.	Approved – 21/12/2000
10112	Single storey extension for enlargement of kitchen area	Approved – 04/05/1979

SUMMARY INFORMATION	
For Residential	
Site Area	953sqm approximately

REPRESENTATIONS	
Wokingham Town Council	No comments received
Local Members	Councillor Imogen Shepherd-Dubey – No objection.
Neighbours	<p>No. 22 Matthewsgreen Road – Objects on the following grounds:</p> <ul style="list-style-type: none">- Overlooking.- Overbearing.- Not in keeping with the natural area.- Increased level of noise.

APPLICANTS POINTS

The materials and finishes consist of wood and fibreglass for balcony, concrete for supporting pillars.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC04	Sustainable Design and Construction

PLANNING ISSUES**Description of Development:**

1. The application site is located on the south-western side of Matthewsgreen Road and is bounded by open land part of North Wokingham Strategic Development Location to the north. It is a fairly deep plot with a depth of 61.5 metres, a frontage of 15.5 metres and a total site area of 953sqm (all measurements approximate). On the site is a detached chalet-style bungalow with converted loft space, and with a mixture of detached and semi-detached dwellings within deep plots and cul-de-sac backland development predominating the surrounding area.
2. The proposal would remove and replace the first-floor window on the rear elevation with French doors and would introduce a new balcony at first floor level that would protrude 2.5 metres from the rear of the host dwelling.

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 major 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:

5. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area and P2 seeks to ensure that parking is provided in a manner that is compatible with the local character.
6. The proposal would remove and replace the first-floor windows on the rear elevation with French doors and would introduce a new balcony at first floor level that would protrude 2.5 metres from the rear of the host dwelling. The occupiers of No.22 Matthewsgreen Road have expressed concerns that the balcony at first

floor height would be unattractive and not in keeping with the natural area. However, it is considered that the proposed balcony is modest in height, depth and design. Furthermore, as the proposal would not be visible from the public realm, it would not adversely impact the character of the area.

Neighbouring Amenity

7. It should be noted that a substantial degree of overlooking exists at present between the application site and No. 22 Matthewsgreen Road, as the existing first floor, rear bedroom window of the application property currently offers clear views into the rear garden patio area of No. 22 Matthewsgreen Road. The revised scheme includes a glass balustrade on the south-east side elevation of the proposed balcony, which would be 1.8 metres high and obscured glazed to prevent any direct views into the garden patio area and ground floor, north-west side windows of No. 22 Matthewsgreen Road. As a result, it is considered that the installation of the obscure glass balustrade would slightly improve the overlooking situation, therefore, the proposal would not have an unacceptable overlooking or loss of privacy impact on any neighbouring residential amenities.
8. With regard to No.26 Matthewsgreen, the far rear garden area of No.26 Matthewsgreen Road is screened by tall mature trees along the north-west side common boundary. However, the proposal would offer angled views into the rear patio area of No.26 Matthewsgreen Road. As a result, the north-west side of the glass balustrade would also be obscure glazed to mitigate overlooking concerns.
9. The proposed rear balcony is modest in height, depth and design and would maintain an adequate separation distance (approximately 4.8 metres) from the south-east side boundary. Consequently, there are no loss of light or overbearing concerns.
10. The occupiers of No. 22 Matthewsgreen Road have expressed concerns that the introduction of a rear balcony would give rise to further noise disturbance in this area. It is considered that the introduction of additional external amenity space, being approximately 7.5 sqm, is unlikely to give rise to a significant increase in noise and disturbance to neighbouring occupants.

Amenity Space for Future Occupiers

11. The remaining amenity space would be of a size that would accord with the minimum 11 metres recommended in the Borough Design Guide and would be able to accommodate typical garden activities. Therefore, no harmful impact would occur in this respect.

Community Infrastructure Levy (CIL)

12. The proposal would result in a residential development of under 100sqm and as such would not be CIL liable.

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 the protected groups 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 upon protected groups as a result of the development.

CONCLUSION

13. The proposal involves the erection of a balcony to the rear of the property. The proposed balcony is modest in height, depth and design and is acceptable on streetscape and neighbour amenity grounds. It is therefore recommended that this application is approved subject to the above conditions, as it would accord with the NPPF and development plan policies for Wokingham Borough.

This page is intentionally left blank