

Application Number	Expiry Date	Parish	Ward
223565	10/02/2023	Wokingham	Emmbrook;

Applicant	Mr Alex Moore
Site Address	14 Park Road, Wokingham, RG40 2AH
Proposal	Householder application for the proposed part single storey rear extension and part first floor front extension, including the conversion of the garage into habitable accommodation, additional fenestration and cycle storage.
Type	Householder
Officer	Adriana Gonzalez
Reason for determination by committee	Applicant is related to a member of Development Management Service

FOR CONSIDERATION BY	Planning Committee on Wednesday, 8 February 2023
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives included in Appendix 1.

SUMMARY

This application is brought to committee because the applicant is related to a member of Development Management Service.

The single-storey rear extension is considered sufficiently proportionate to the host dwelling, in keeping with its design and appearance so that it will not have a detrimental impact to the visual amenity and local character of the area. There is no adverse impact upon neighbouring residential amenities, highways or ecology. Subject to conditions and informatives outlined in Appendix 1, the application is recommended for approval.

It should be noted an earlier scheme for a two-storey rear extension (220979) was refused. Those reasons for refusal have been overcome under this single-storey rear extension.

RELEVANT PLANNING HISTORY

220979 - Householder application for the proposed part conversion of garage to create habitable accommodation, erection of part single part two storey rear extension, part first floor extension and changes to fenestration following removal of existing Juliet balcony – **Refused** – 07/06/2022

DEVELOPMENT INFORMATION	
Existing parking spaces	4 (including garage space)
Proposed parking spaces	4
CONSTRAINTS	Major Development Location – Wokingham Wokingham Town Centre Bat Roost Habitat Suitability

CONSULTATION RESPONSES	
WBC Highways	No objection
WBC Ecology	No objection

REPRESENTATIONS

Town/Parish Council: No comments received

Local Members: No comments received

Neighbours: No comments received

PLANNING POLICY

National Planning Policy Framework (NPPF)

National Design Guide

National Planning Practice Guidance

Core Strategy (CS)

CP1 – Sustainable Development

CP3 – General Principles for Development

CP6 – Managing Travel Demand

CP7 – Biodiversity

CP9 – Scale and Location of Development Proposals

MDD Local Plan (MDD)

CC01 – Presumption in Favour of Sustainable Development

CC02 – Development Limits

CC06 – Noise

CC07 – Parking

CC10 – Sustainable Drainage

TB23 – Biodiversity and Development

Other

Borough Design Guide Supplementary Planning Document

CIL Guidance + 123 List

Sustainable Design and Construction Supplementary Planning Document

PLANNING ISSUES

1. This application seeks permission for a part single-storey rear extension and part first floor front extension, including the conversion of the garage into habitable accommodation, additional fenestration and cycle storage. This application follows an earlier refusal for a two-storey extension in June 2022 (application reference 220979).

Site Description and Its Surroundings:

2. The application site relates to a two-storey detached property located within an established residential area. The surrounding area is characterised by detached properties that are vary in design and appearance.

Principle of Development:

3. The NPPF has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The MDD 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 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 CS 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 CS states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area. The National Design Guide section B1 (para 67) states that the built form of well-designed places should relate well to the site, its context and the opportunities they present and the proposed identity and character for the development in the wider place. The Borough Design Guide section 4.11 states that front extensions are only generally 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.
6. The proposed first floor front extension would sit above an existing single storey forward projection, maintaining the existing building line and being set down from the main roof ridgeline of the original dwelling. The extension has been designed with a similar gable roof to that of the main dwelling, and so it would be in keeping with the style and appearance of the host property and other properties along Park Road.
7. The proposed rear extension is single storey in scale, with a flat roof of maximum height 3.25m and set in from both side boundaries. It is noted that single-storey flat roof extensions are a common feature in the surrounding area, and the extension would not be visible from the main road given its rear location and single storey nature, so that it would not have a detrimental impact to the visual amenity and local character of the area.
8. The conversion of integrated garage to create additional habitable accommodation would involve replacement of existing garage door with brickwork and a window, which would result in an altered front elevation of the property. However, this would not have a detrimental impact on the neighbourhood character since it would not increase the footprint or mass of the property nor would it be an intrusive feature of the street scene.

Neighbouring Amenity:

9. In terms of neighbouring impact, the proposals would not result in any undue harm upon the living conditions of adjoining occupiers by way of loss of light or overbearing, since the proposed extensions would be set in from both side boundaries as recommended in the Borough Design Guide, and the first floor front extension would not protrude forward of the existing building line of adjoining properties.
10. The new first floor window on the side elevation towards no. 12 Park Road would serve an ensuite (non-habitable room) and the site visit confirmed no. 12 has no first floor windows on its side elevation facing the subject dwelling. New windows to the front would be facing the public street and therefore overall, no loss of privacy would occur upon neighbouring amenities.
11. Whilst the rear extension would have a flat roof, there is no indication within the proposed plans to suggest its use as external space or terrace (which could potentially have overlooking impact upon adjoining neighbouring dwellings). In any case, any addition of a balcony would not benefit from permitted development (not permitted under Schedule 2, Part 1, Class A, para A.1 (k)(i) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)), and thus would require planning permission.

Residential Amenity Space:

12. The proposals do not adversely impact the usability of the site's rear amenity space, which would remain adequate to accommodate typical garden activities.

Highways:

13. The level of parking retained on site meets the Council's parking standards and is therefore acceptable. Secured and covered cycle shed is shown on the plans to the front-side of the property, and this is also acceptable. No objections are raised by WBC Highways Officer.

Ecology:

14. The WBC Ecology Officer is satisfied that the proposals are unlikely to result in adverse impact upon bats, however, has recommended that the precautionary non-licensed method statement detailed in Section 6 of the Bat Emergence and Re-Entry Survey (John Wenman Ecological Consultancy ref R3197/a, September 2022) must be adhered and should be secured by planning condition 4.

Recommendation:

15. In light of all matters raised, the proposal is recommended for approval subject to conditions.

The Public Sector Equality Duty (Equality Act 2010)
<i>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</i>

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.

APPENDIX 1 - Conditions / Informatives

APPROVAL 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 DPA 214 01 P4; DPA 214 02 P4; DPA 214 08 P8 & DPA 214 09 P7 received by the local planning authority on 28/11/2022. 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 extensions 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. Clearance and construction works are to be carried out in accordance with the precautionary Non-Licensed Method Statement given in Section 6 of the submitted Bat Emergence and Re-Entry Survey (John Wenman Ecological Consultancy ref R3197/a, September 2022).
Reason: To ensure that Bats, a protected and priority species are not adversely affected by the proposals.

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.
2. 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.