

Agenda Item 9.

Development Management Ref No 160819	No weeks on day of committee 9/10 weeks	Parish Wokingham	Ward Evendons	Listed by: Scheme of Delegation
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Applicant: Mr Rajesh Varadarajan

Location: 6 Derwent Close, Wokingham

Postcode RG41 3UD

Proposal: Single storey rear extension to dwelling

Type: Householder application

PS Category: 21

Officer: Stephen Thwaites

FOR CONSIDERATION BY REPORT PREPARED BY

Planning Committee on 25th May 2016
Head of Development Management and Regulatory Services

SUMMARY

The application site is a two storey dwelling located in a cul-de-sac. The dwelling is semi-detached with No. 5 adjoining, and link-detached via its attached garage with No. 7. The application site is within the settlement boundary, and Derwent Close can be characterised as an informal suburban development of two storey dwellings.

The proposal is for the erection of a single storey rear extension to the existing dwelling which would consist of two elements. Firstly, a single storey rear extension to form a kitchen which would project 3.8 metres beyond the rear wall of the existing dwelling and which would have a pitched roof with a maximum height of 3.6 metres and an eaves height of 2.5 metres. Secondly, a single storey rear extension to form a utility room which would extend 3.0 metres beyond the rear wall of the existing garage, and which would have a flat roof.

The report concludes that the proposed extension would not have a detrimental impact on the character of the area or the residential amenity of neighbouring properties. The proposal is therefore in accordance with Wokingham Borough Council Core Strategy Policy CP3 and the Borough Design Guide. The application is before the committee as the owner of the property is employed by Wokingham Borough Council.

PLANNING STATUS

- Major Development Location: Wokingham
- Thames basin Heath Special Protection Area 7km mitigation zone
- South East Water Supply Area
- Mineral Site Consultation Zone
- Heathrow Aerodrome safeguarding for wind turbine developments

RECOMMENDATION

That planning permission be granted, 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 application plans and drawings numbered WBC/DC-01 & WBC/DC-02 received by the local planning authority on 24/03/2016. 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

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.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

PLANNING HISTORY

Application 152547 for a single storey rear extension to No. 6 Derwent Close was granted approval on 19/11/2015, subject to conditions.

SUMMARY INFORMATION

For Residential
Site Area: 0.02 ha
Existing bedrooms: 3
Proposed bedrooms: No change
Existing parking spaces: Garage plus driveway
Proposed parking spaces: No change

CONSULTATION RESPONSES

WBC Highways: No objection
Parish/Town Council: No objection
Local Members: No comments received
Local Residents: No comments received

REPRESENTATIONS

No representations received

APPLICANTS POINTS

No applicants points received

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP7	Biodiversity
Managing Development Delivery Local Plan	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure Trees & Landscape
	CC04	Sustainable Design and Construction
	CC07	Parking
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide SPD

PLANNING ISSUES

Principle of Development

1. 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.
2. The site is located within the Major Development Location of Wokingham, and as such the development should be acceptable providing that it complies with the principles stated in the Local Development Plan. 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.
3. The application is before the committee as the applicant is employed by Wokingham Borough Council.

Background

4. This application is essentially a resubmission of application 152547 for a single storey rear extension which was granted approval on 19/11/2015. In this first proposal, both elements of the rear extension extended 3 metres beyond the rear walls of the existing house and garage. This application was approved prior to the owner being employed by Wokingham Borough Council.
5. Following the granting of planning permission, a proposed two storey side extension and single storey rear extension at the adjoining dwelling at No. 5 Derwent Close (Application 160109) was granted approval on 11/03/2016. The approved single storey rear extension at No. 5 will extend 3.8 metres beyond the rear wall of the existing dwelling. The applicant at No. 6 now wishes to increase the depth of the principle element of the proposed rear extension to match that at the adjoining dwelling.

Description of Development

6. The proposal is for the erection of a single storey rear extension to the existing dwelling. The proposed extension consists of two elements- a pitched roof extension which would extend 3.8 metres beyond the rear wall of the existing dwelling with a maximum height of 3.6 metres and an eaves height of 2.5 metres, and a single storey flat roof extension which would extend 3 metres beyond the rear wall of the existing garage.
7. The proposed extension to the rear of the existing house is similar to that approved in application 152547 except that the depth of the proposed extension has been increased from 3 metres to 3.8 metres. The proposed extension to the rear of the existing garage would retain the 3 metre projection of the previous application, but would have a flat roof in place of the pitched roof design previously approved.

Impact on the Character of the Area

8. The application site is in a residential area in Wokingham consisting of informally arranged two storey dwellings. The proposed single storey rear extension would not be visible from Derwent Close and would not have any impact on the street scene. To the rear, the proposed extension would leave adequate amenity space remaining, and the scale of the proposal means that it would not have a detrimental impact on the character of the area to the rear of Derwent Close.
9. It is considered that the proposal, in terms of its design and appearance would not significantly impact upon the character or appearance of the host property or the local area and is therefore in accordance with Core Strategy Policy CP3 and the Borough Design Guide.

Impact on Neighbours

10. The proposed rear extension includes two elements. One element would be a single storey extension with a flat roof extending beyond the rear of the existing attached garage. This would be adjacent to the neighbouring house at No. 7 Derwent Close which is set further back on its plot in relation to No. 6. This element of the proposed rear extension would therefore not extend beyond the rear elevation of the neighbouring house at No. 7 and would not have any impact

in terms of overbearing, loss of light or overlooking.

11. The principal element of the proposed extension would extend 3.8 metres beyond the rear wall of the existing house. This element of the proposal would be adjacent to the boundary with No. 5 Derwent Close. The proposed flank wall alongside the boundary with No. 5 would have a pitched roof with an eaves height of 2.5 metres and a maximum height of 3.6 metres.

12. Overlooking

The proposed extensions would not have any windows in the side elevations and would therefore not have any impact on the amenity of neighbouring dwellings in terms of overlooking.

13. Overbearing and Loss of Light

The proposed rear extension to the existing dwelling would be separated from the adjoining dwelling at No. 7 by approximately 2.4 metres, which is considered sufficient separation distance to avoid any impact on residential amenity in terms of overbearing or loss of light. In terms of rearward projection, the proposed extension would be identical to that approved at No. 5 and would therefore not have any impact on the residential amenity of No. 5 in terms of overbearing or loss of light. In the event that the approved extension to No. 5 was not implemented, the proposed extension would still not have an unacceptable impact in terms of overbearing or loss of light, given the single storey scale and limited rearward projection of the proposal.

Highway & Parking

14. The proposal would increase the amount of habitable space available at the dwelling, but would not result in any extra bedrooms is considered unlikely to generate additional vehicle traffic. The existing parking provision meets the Borough's standards and the proposed extension is acceptable in parking terms.

Trees and Landscape

15. The proposed single storey rear extension would not affect trees or landscape.

CONCLUSION

16. The proposed single storey rear extension would not have a harmful impact on the character of the area or the residential amenities of neighbouring properties and is in accordance with Wokingham Borough Council Core Strategy Policy CP3 and the Borough Design Guide. Therefore the application is recommended for approval.

CONTACT DETAILS

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