

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242016
Site Address:	22 Elmley Close, Wokingham, RG41 1HP
Expiry Date:	1 October 2024
Site Visit Date:	27 September 2024
Proposal: Householder application for the proposed single storey side extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location (Wokingham)
Landscape Character Assessment Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions. *Officer comments: This will be assessed within the main report.*

WBC Landscape and Trees – No objection subject to conditions. *Officer comments: This will be assessed within the main report.*

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Proposed Works:

This application seeks permission for a single side extension to provide a dog wash, shower room and a garden room.

Principle of Development:

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.

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 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:

Given the sites location on a corner plot, the proposed single storey side extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is not near a boundary with the neighbouring properties. The proportionate scale and unimposing design of the extension ensures that the extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the proposal would be well screened by the hedgerow on the site boundary, which further demonstrates that there would be no impact on the character of the area.

Neighbouring Amenity:

The proposed single storey side extension would extend 4 metres from the side of the dwelling. Given the single storey nature, there are no concerns relating to overlooking. Additionally, given the sites location on a corner plot, there are no concerns that the development would be overbearing or causing a loss of light to neighbouring properties. Overall, there are no concerns on neighbouring amenity grounds.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space.

WBC Highways:

The WBC Highways officer has no objection to the proposal subject to a condition requiring the garage to be retained for vehicle parking. The proposed plans show that the garage will remain as a garage, and additionally there are two driveway parking space available on site. The highways officer has also confirmed that for a development of this scale two to three parking space are acceptable. Therefore, it is considered to

onerous and unreasonable to attach this condition. Accordingly, the condition is not recommended.

WBC Landscape and Trees:

The WBC Landscape and Trees officer has no objection to the proposal subject to a condition for tree protection. Following a site visit on 27/09/2024, it was clear that there are no trees close to the location where the proposed development would be. Therefore, it is considered too onerous and unreasonable to attach this condition. Accordingly, the condition is not recommended.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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 persons with protected characteristics as 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 as a result of the development.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approve

Date: 1 October 2024

Earliest date for decision: 3 September 2024

Recommendation agreed by:
(Authorised Officer)



Date:	01/10/24
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