

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241983
Site Address:	20 Colleton Drive, Twyford, Wokingham, RG10 0AX
Expiry Date:	26 September 2024
Site Visit Date:	16 September 2024
Proposal: Householder application for the proposed erection of a first floor side extension to include additional roof lights along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
163199	Householder application for proposed erection of single storey side and rear extensions, demolition of existing garage, replacement front porch extension and new front bay window.	Approved: January 2017

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Ward Member(s)	No comments received
Neighbours	No comments received
Twyford Parish Council	No comments

APPRAISAL

This application seeks permission for the erection of a first-floor side extension to 20 Colleton Drive, Twyford.

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: Colleton Drive is part of a densely built residential estate in Twyford. There is a mixture of terrace, semi-detached and detached properties within the street scene, with an array of styles and designs. The staggered building line, in which the application dwelling is sited, further contributes to this mixed character.

The proposed extension is set down from the ridge of the host dwelling and set back from its principal elevation, thus appearing as a subservient addition. Given the high degree of personalisation to the surrounding dwellings in terms of external materials, there are no objections to the use of render in the construction of the extension. Overall, with the mixed appearance of the street scene under consideration, the proposal would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking: The proposed first floor window on the rear elevation would provide oblique views of neighbouring sites, however, there would be no direct overlooking. The other proposed elements of fenestration pose no added overlooking concerns.

Loss of Light & Overbearing: The extension would protrude beyond the rear elevation of the host property, however, due to the staggered building line of Colleton Drive as described above, the extension would not extend beyond the rear of the adjacent dwelling, No.18. In combination with the separation distance between the two properties, the LPA is satisfied that there would be no adverse loss of light or overbearing impact experienced by neighbouring residents.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	20 September 2024
Earliest date for decision:	27 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	23 September 2024