

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250372
Site Address:	45 Hyde End Lane, Spencers Wood, Wokingham, RG7 1EP
Expiry Date:	15 April 2025
Site Visit Date:	6 March 2025
Proposal: Application to vary condition 2 of planning consent 231458 for the proposed erection of a two storey and single-storey rear extension. Extension to existing garage and first floor extension to form habitable space/bedrooms. Replacement of existing flat roof with a new pitched roof following demolition and replacement of the existing front bay window (retrospective).	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Archaeological Sites
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Strategic Development Location
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Archaeological Sites Consultation Zone

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
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222730	Householder application for the proposed erection of a two storey and single-storey rear extension. Extension to existing garage with a first-floor extension to form habitable space/bedrooms. Replacement of existing flat roof with a new pitched roof following demolition and replacement of the existing front bay window.	Withdrawn 16/11/22
231458	Householder application for the proposed erection of a two storey and single-storey rear extension. Extension to existing garage and first floor extension to form habitable space/bedrooms. Replacement of existing flat roof with a new pitched roof following demolition and replacement of the existing front bay window. Resubmission of planning application (222730) following the final Bat Survey Report.	Approved 09/08/23
242475	Non-material amendment for planning consent 231458 to allow changes to fenestration plus change of height to rear parapet wall (retrospective).	Refused 18/10/24

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Hyde End Lane is made up of predominantly sets of semi-detached dwellinghouses, many of which benefit from alterations and extensions. The houses on Hyde End Lane benefit from deep rear gardens. The application site is a two-storey semi-detached dwelling.

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.

Principle- Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

Given the nature of the application and the minor alterations to an approve scheme, it is considered there is no excessive encroachment into the countryside resulting from the proposed development. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area:

One alteration is the larger garage shutter door on the front elevation. Whilst it would be visible from the public realm and larger than the previously approved garage door opening, it would still be a minor alteration which would not harm the character of the area.

The parapet height of the flat roof rear extension has been increased in height by 300mm than the original permission to allow for waterproofing to roof. Whilst an increase in height, such alteration is minor and would not harm the character of the area. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

An internal wall has been built separating the garage from the kitchen. Given the change is internal and not visible externally, it would not require planning permission or harm the character of the area. Another internal alteration is the part wall in the garage. Given the change is internal and not visible externally, it would not harm the character of the area.

A rear roller shutter door is also proposed where there was previously a patio door. Such alteration is minor and would not harm the character of the area. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area. There is no concern of vehicle access into the rear garden as it would not be possible for a car to fit through the remaining space because of the internal wall (see images below and plan BTE/AB/09 Rev D).



Neighbouring Amenity: The increased height of the parapet as part of the flat roof rear extension is very minor and is 50mm lower than extension to no.47, thus no harmful impacts upon neighbouring amenities.

The inclusion of the internal wall would not have any impacts upon neighbouring amenities.

The alteration of the rear doors, from French double doors to roller shutter garage door would not have any harmful impacts upon neighbouring amenities given the exiting boundaries would screen such additions.

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:	15 April 2025
Earliest date for	11 March 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	17 April 2025