

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242803
Site Address:	9 Launcestone Close, Earley, Wokingham, RG6 5RY
Expiry Date:	31 December 2024
Site Visit Date:	22 November 2024
Proposal: Householder application for the proposed single storey outbuilding.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Earley)
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 CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
07507	Single storey extension	Approved 21/12/1977

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council raise objection to the application by virtue of the mass, built form and proximity to neighbouring
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	properties. They deem that the proposal will be overbearing on neighbouring properties.
Ward Member(s)	No comments received
Neighbours	Three neighbours have commented on this application in objection to the proposal. Their comments are summarised below: • The new outbuilding may block sunlight to neighbouring gardens. <i>Officer comments: Loss of light impacts will be assessed within the main report.</i> • The outbuilding appears close to the boundary and may be overbearing. <i>Officer comments: Overbearing impacts will be assessed within the main report.</i> • The outbuilding has windows that may impact privacy of neighbours. <i>Officer comments: Privacy and overlooking concerns will be assessed within the main report.</i> • The gym doesn't need a bathroom as the house has one already. <i>Officer comments: It is common practice that outbuildings for gyms may contain showers.</i> • The application dwelling has 6 cars outside with only space for two, the road is covered in parked cars. <i>Officer comments: It is not deemed that an outbuilding with the proposed use for a gym incidental to the main dwellinghouse would impact upon parking.</i> • Will any soundproof work be done to avoid noise from the proposed gym. <i>Officer comments: It is not deemed that the proposed gym would cause noise at unacceptable levels.</i> • The outbuilding could be converted into living space. <i>Officer comments: An informative is attached to the decision notice stating that the outbuilding will remain incidental to the enjoyment of the dwelling.</i>

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey outbuilding to be located at the end of the rear garden.

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:

The proposed outbuilding is located to the rear of the dwelling at the bottom of the garden, and it would not be visible from the public domain. The outbuilding is set right on the boundaries with the neighbouring properties, and it has a maximum height of 3 metres. When considering its location, along with the size and scale, it is deemed that the outbuilding is acceptable in its proposed location, and it would not negatively impact the character of the area.

Neighbouring Amenity:

The proposed outbuilding is single storey in nature with flat roof, and would be set right on the boundary with the neighbouring properties. The outbuilding has a maximum height of 3 metres, and it is therefore not deemed that this would cause a significant loss of light to neighbouring properties. To avoid being overbearing guidance in the Borough Design Guide (BDG) states that development should not exceed 3 metres within 2 metres of a side boundary. The development is set right on the boundary with neighbouring properties, but a maximum height of 3 metres showing compliance with this guidance relating to overbearing. Windows are proposed on the front of the outbuilding facing towards the dwelling, and given the single storey nature, the proposed windows raise no concerns with regards to overlooking.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion, the implementation of an outbuilding measuring 4 metres in depth would result in a conflict with this guidance as the remaining garden length would be reduced to 5.7 metres. However, considering that the plot is approximately 8.4 metres wide, there would still be an appropriate amount of garden space to facilitate the development, and it will not be detrimental to the enjoyment of current and future occupiers.

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:	20 December 2024
Earliest date for decision:	27 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	20/12/24