

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242197
Site Address:	4 Burwell Close, Earley, Wokingham, RG6 4BB
Expiry Date:	28 October 2024
Site Visit Date:	4 October 2024
Proposal: Application to vary condition 2 of planning consent 240302 for the proposed erection of single storey front, side, and rear extensions, following conversion of garage to habitable accommodation. Condition 2 refers to approved details and variation is to allow changes to dimensions and design of the front porch; changes to dimensions, roof design and layout of the rear extension; and changes to fenestration (retrospective).	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
240302	Householder application for the proposed erection of single storey front, side, and rear extensions, following conversion of garage to habitable accommodation.	Approved: March 2024

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Earley Town Council	No objection
Ward Member(s)	No comments received
Neighbours	2 objections letter received, raising the following concerns: - The scale of the changes and whether these are appropriate for the application type. - The front porch is not in keeping with the street. - The drawings are incorrect. - The drainage information is adequate. - Changing the design sets a precedent. 1 letter received questioning what would happen if the application was refused.

APPRAISAL

This application seeks permission to make alterations to the scheme approved under application 240302, which as stated in the description of development, includes the following:

- Changes to dimensions and design of the front porch.
- Changes to dimensions, roof design and layout of the rear extension.
- Changes to fenestration.

The principle of development remains the same as assessed under 240302.

The changes to fenestration and to the roof forms of the extensions are modest alterations which would not materially alter the nature of the previous application and would not result in added harm to the character of the area. In fact, the amended side extension would reduce the overall bulk of the development, through the reduction in the ridge height. Although there is a minor change in the floorspace of the proposed extension, this change is insignificant in the context of the scheme and does not affect the description of development. An objection has been raised specifically raised to the amended design of the front porch, where it was stated that it was not in keeping with the street scene. Whilst gable ended designs are not usual in the immediate locality within Burwell Close, there are plenty of similar designs within the wider residential area.

Further to the above, the alterations from the approved development would not result in any added impact on the amenities of neighbouring residents. A concern was raised on flooding grounds, however, a modest redesign of the extensions would not result in

any added flooding risk. Furthermore, the assessment under application 240302 identified no associated drainage implications regarding the proposed development.

Conclusion: As the variation to condition 2 of application 240302 would not significantly impact the character of the area and does not considerably alter the Officer conclusions of the previous/original application, 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:	N/A
Recommendation:	Approve
Date:	15 October 2024
Earliest date for decision:	23 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	16 October 2024