

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242799
Site Address:	14 Wimblington Drive, Earley, Wokingham, RG6 4JG
Expiry Date:	1 January 2025
Site Visit Date:	8 November 2024
Proposal: Housholder application for the proposed raising of eaves on the front elevation at the ground floor - retrospective.	

PLANNING CONSTRAINTS/STATUS

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

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CC06 – Noise CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
24869	Detached house and garage	Approved 06/02/86
26877	Variation of condition 15 of consent 24869	Approved 17/12/86
241383	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension following removal of the existing canopy, plus changes to fenestration and replacement of cladding.	Approved 05/07/24
241895	Householder application for proposed conversion of the existing attached garage into habitable accommodation (retrospective).	Approved 29/08/24

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached property located in a residential street within Earley.

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 eaves have been raised as a result of replacing the existing pitched roof. The existing front door was 1.9m in height. A new single pitched roof has been built and slightly raise the eaves above the entrance door to allow for a 2.1m door frame. This resulted in the increase of the eaves height above the bay window.

Whilst this alteration would be visible from the street scene, the alteration is minor and would not have an adverse impact upon the character of the area.

The brickwork infill and tiled pitched roof would match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity: The proposed changes would not have an adverse impact upon neighbouring amenities.

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:	19 December 2024
Earliest date for decision:	28 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.12.2024