

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250704
Site Address:	109 Collins Drive, Earley, Wokingham, RG6 5AE
Expiry Date:	16 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed erection of a conservatory to the rear.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Public Open Space
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CIL Guidance

PLANNING HISTORY – None relevant

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	Early TC – No objection
Ward Member(s)	No comments received

Neighbours	No comments received
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APPRAISAL

Site Description:

This application relates to a two-storey detached dwelling in the major development location of 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:

This modest development would infill a space between the host dwelling and the ancillary garage and would be subservient in scale. It would be of a suitable design in terms of its external appearance and would not be seen from the public realm and therefore have no negative impact on the character of the area.

Neighbouring Amenity:

This conservatory will extend approximately 5.8 metres from the existing rear wall of the dwelling and adjoin to the existing garage via an angled timber roof. As the development will be almost entirely screened from view by the neighbours at 107 Collins Drive by the garage, there will be no negative impact on neighbouring amenity.

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:	No
Recommendation:	Approve
Date:	13/5/25
Earliest date for decision:	15 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14/05/25