

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242062
Site Address:	28 Hatch Ride, Crowthorne, Wokingham, RG45 6LB
Expiry Date:	7 October 2024
Site Visit Date:	19 August 2024
Proposal: Householder application for the proposed side and rear single storey extension and including changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Heathrow Aerodrome Consultation Zone
Archaeological Sites
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Site Allocations
Nuclear Consultation Zone
Tree Preservation Orders
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
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 Crowthorne Village Design Statement

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey semi-detached dwelling, with detached garage located to the side of the main dwelling and set back.

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 single storey rear extension does not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide. The host property has a very spacious garden to accommodate for such sized extension. 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.

Some part of the side extension would be visible from the street scene. However, given it would be set back from the road by over 20m as well as the existing front porch would somewhat screen the extension. Furthermore, it would be of similar size and scale to the existing garage. Therefore, it is considered that this addition would not harm the street scene.

The proposed materials are to match that of the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: Given there are no neighbours to the rear, the bi-folding door would not result in overlooking. The shower room window will be obscured glazed.

Loss of Light/Overbearing: As the extension is only single storey it would not result in harmful loss of light or considered to be overbearing.

Separation distance: The Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure.

The single storey rear extension would be approx. 0.10m from the boundary of the 30 Hatch Ride. The existing detached garage would be up to the boundary of 26 Hatch Ride. It is noted that the existing property is already up to the boundary of the no.30 and garage up to the boundary of no.26. As such, an extension that has a similar separation would not result in harm to the character of the area despite not being completely in accordance with the Borough Design Guide.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	24 September 2024
Earliest date for	5 September 2024

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	25 September 2024