

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250341
Site Address:	53 Church Road, Woodley, Wokingham, RG5 4QG
Expiry Date:	18 April 2025
Site Visit Date:	13 March 2025
Proposal: Householder application for the proposed erection of a single storey front extension including a new porch, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	Woodley TC – no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

This application relates to a two-storey linked dwelling in an established residential area. This dwelling and its neighbours have long linked driveways creating separation between the dwellings.

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 intention to extend the principal elevation of the dwellinghouse at ground floor level by 2.7 metres to form porch and 1.5 metres along the remainder of the elevation would not be out of character with other properties within Church Road. Whilst it is acknowledged that there would be minor conflict with Borough Design guidance in terms of forward projection from the building line. It is considered that the modest size and unimposing design of the extension would mitigate its impact. The proposed pitched roof is a welcome design feature that helps the development blend seamlessly into the street scene, meeting the character of the host dwelling and the area as a whole.

Neighbouring Amenity:

As the proposals are single storey, of modest size, and set well away from neighbouring properties, there will be no negative impact on 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:	No
Recommendation:	Approve
Date:	03/04/25
Earliest date for decision:	14 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	07.04.2025