

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250036
Site Address:	44 Woodward Close, Winnersh, Wokingham, RG41 5NW
Expiry Date:	6 March 2025
Site Visit Date:	14 January 2025
Proposal: Householder application for the proposed erection of a single storey front extension to form a porch and a single storey rear extension with lantern rooflights, plus part conversion of the garage to habitable accommodation with associated changes to fenestration, and installation of 1 no. air conditioning plant.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
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 CP7 – Biodiversity 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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY - None

CONSULTATION RESPONSES

Internal

WBC Environmental Health -
WBC Highways – Requested three spaces. To be addressed in officer report.

External - None

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council – <i>“Winnersh Parish Council's Planning and Transport Committee have no comments in relation to the extension however, they have serious concerns regarding the constant noise level generated by the heat pump and air conditioning plant. The committee would request that the noise level is minimised and reduced as to not effect the neighbour.”</i> - Officer comment: The heat pump has been removed from the proposal and the impact of the air conditioning unit will be covered in the report
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached properties that are similar in design and appearance.

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:

Rear extension:

The proposed single storey rear extension would protrude approximately 3 meters from the existing rear of the dwelling across the entire width of the dwelling. As it would not be visible from the street scene, it would have no adverse impact on the character of the area.

Front extension and garage conversion:

The proposed single storey front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient and sympathetic to the host property, therefore, would have an acceptable impact on the character of the area. The garage conversion will create an additional window and additional

brickwork in replacement of the double garage door, provided that the materials are matched to the existing, there will be a negligible impact on the character of the area.

Neighbouring Amenity:

Rear extension:

The rear extension is single storey and has no side facing windows, thus there is no impact on neighbours' privacy. The approximate height of 3.15 meters is above the borough design guidance of 3 metres, if within 2 metres of a boundary, which the proposed extension is on both sides. However, as there is significant separation of approximately 3.9 metres and 3 metres respectively between the flank of the proposed extension and that of the neighbouring dwellings, it is considered that the impact on neighbours would be minimal. Furthermore, as the extension is designed to a modest depth of 3 metres, it does not exceed the 45° rule regarding loss of light.

Front extension and garage conversion:

The garage conversion and front extension will not result in any harm to adjacent neighbouring residential amenities in terms of loss of light, overbearing or overlooking as the new windows will overlook the front driveway and the public realm.

Highway Access and Parking Provision:

The WBC Highways Officer has requested that there be three spaces on the plans and identified that the retained garage does not meet the measurement standards for a parking place. However, the garage could be used as a parking space in the instance that it is needed, as it is only marginally smaller than the recommended standard. Additionally, on the site visit I did not identify any issues around on street parking; thus, the applicant would have this option if necessary.

The only other option to provide three spaces would be to pave over the existing front garden to create an additional space which would be unnecessary and would have a negative impact on the street scene. In summary the proposed parking provision is adequate as the applicant will retain the two existing spaces on the driveway and have the option of parking in the garage and on the street.

Environmental health:

The WBC Environmental Health Officer has reviewed this application and raised no objection. The submitted air con unit spec sheet shows a max dB output of 55dB for heating and 52dB for cooling. The noise impact of the unit is reduced as it is situated at the rear of the detached property with circa 8m to the nearest neighbour's house. With reduction in noise levels over distance, this should not present any noticeable noise over background at the neighbours' properties. Therefore, the impact of the air conditioning unit is deemed to be acceptable.

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:	25/2/25
Earliest date for decision:	4 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	26.02.2025