

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243103
Site Address:	12 Corbett Gardens, Woodley, Wokingham, RG5 4JY
Expiry Date:	3 February 2025
Site Visit Date:	7 January 2025
Proposal: Householder application for the proposed erection of a single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Woodley
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay
Ground Water 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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2007/0460	Proposed erection of two storey side and single storey rear and front extensions to dwelling.	C/A – 14/05/2007
41057	Single storey rear extension.	C/A – 21/06/1993
26230	Single storey front porch extension.	C/A – 11/11/1986
152/58	Residential development of 77 houses	C/A – 09/09/1958

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees: No objection subject to informative

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a semi-detached dwellinghouse on a late 1950s cul-de-sac in Woodley. The site benefits from previous alterations and additions including a two storey side extension and single storey rear extension.

Proposal:

This application proposes the erection of a single storey rear extension. The proposal would effectively enlarge the existing addition, with a flat roof form it would have a total ridge height of approximately 2.9m, depth of 2.7m and width of 3.2m. The proposed extension would not project beyond the existing rear building line.

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.

Design and Character of the Area:

Corbett Gardens has a fairly uniform street scene in terms of architectural form and scale, although there are various examples of later additions which are visible. The proposal is fairly modest in terms of its size and scale, with an appropriate ridge and eaves height it would respect the existing rear building line and would not add significant footprint to the host dwelling.

The proposed flat roof would complement the roof form of the existing addition and

further mitigate the bulk of the extension. The visual impact of the proposed extension would be further mitigated by the use of matching external materials to the existing dwelling. Moreover, due to its position at the rear the proposal would not be visible from the street scene. Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Overlooking: Due to the single storey nature of the proposal, with no proposed fenestration on the flank elevation facing the adjoining semi (No.13 Corbett Gardens), there are no concerns in relation to potential overlooking impact.

Loss of Light and Overbearing: While the proposal would be sited in close proximity to the side boundary shared with the adjoining semi (No.13 Corbett Gardens), due to it being slightly set in from the boundary, its modest eaves height and appropriate flat roof form the proposal would sufficiently mitigate any potential effect on the amenity of the adjacent neighbour in terms of potential loss of light or overbearing impact. Moreover, the proposal would only marginally project beyond the existing rear building line of No.13, preventing any adverse impact on the adjacent rear garden space.

Overall, the proposal would not introduce any adverse harm on the amenity of neighbouring properties in accordance with Core Strategy policy CP3.

Other:

The proposal would not impact on the site's existing parking provision. The Council's Trees and Landscape Officer has reviewed the proposal and is satisfied that the trees on the site would not be unduly harmed by the proposed extension. An informative is recommended to encourage avoidance measures to protect the closest tree during the building works. The proposed works would not impact on the main roof, or on any other potential bat roost features, and therefore a bat survey is not required for the assessment of this application.

Subject to conditions, the application is acceptable and is therefore recommended for **approval**.

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:	16 January 2025
Earliest date for decision:	3 January 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	16/01/25