

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241864
Site Address:	6 Waring Close, Earley, Wokingham, RG6 4JE
Expiry Date:	18 September 2024
Site Visit Date:	29 July 2024
Proposal: Householder application for proposed two storey side extension, single storey rear extension and garage conversion to create habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Scale and Location of Development Proposals – Woodley (Major Development Location)
Great Crested Newt Consultation Zone – Green Risk Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation 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 CP6 – Managing Travel Demand CP7 – Biodiversity 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 CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
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No relevant planning history of note.

CONSULTATION RESPONSES

Internal

WBC Highways – No objections WBC CIL – Development is not CIL liable WBC Ecology Householder – No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

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 proposed two storey side extension would have a hipped roof form with a minor area of crown roof at its ridge. Whilst not set down from the ridge line of the host dwelling, the extension would be set back from the dwelling's principal frontage which would partly offset its massing.
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The site is located on a prominent bend on the road and therefore the first floor side extension would be visible from the street scene. Despite this, the additional massing of the extension compared to the existing garage is modest/proportionate and the application site benefits from a substantial vegetation buffer adjacent to its southern boundary. Overall, the impact of the extension would be acceptable.
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The garage conversion would turn the internal garage space into storage space and an extended utility room. Externally, the garage door will be replaced with new timber doors. The impact of this element of the proposals will have a negligible impact on the
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character of the area and is therefore acceptable.

The proposed single storey rear extension would have a gable roof and would protrude approximately 5.4 metres from the rear of the dwelling. As the extension would be well screened from the street scene, its impact on the character of the area would be acceptable.

Neighbouring Amenity:

Overlooking:

The new first floor rear and front fenestration would have the same outlook as the current fenestration which is acceptable.

2no. side windows are proposed on the side extension's southern elevation that would overlook the road which is acceptable.

Loss of Light and Overbearing:

Due to the siting of the two storey side extension in relation to the neighbouring properties, there are no loss of light or overbearing concerns.

The depth of the rear extension is considered large but the 1.1 metre separation distance between it and the site boundary shared with no.5 Waring Close mitigates any adverse loss of light or overbearing impacts.

Highway Access and Parking Provision:

Despite the garage being converted, the remaining level of driveway parking meets WBC parking standards and is therefore considered acceptable to serve the development.

Amenity Space:

The proposals would not harm the usability of the site's rear amenity space.

Landscape and Trees:

No vegetation is anticipated to be affected/harmed by the proposed development.

Ecology:

The site is located within a Green Risk Zone for Great Crested Newts, the lowest risk zone. The only additional ground floor footprint proposed is the single storey rear extension which is overall a modest addition to the existing garden. It is therefore unlikely the proposals would have an adverse impact on this protected species.

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:	Approval
Date:	20 August 2024
Earliest date for decision:	14 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.08.2024