

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241939
Site Address:	Moyle House, Fleet Hill, Finchampstead, Wokingham, RG40 4LJ
Expiry Date:	26 September 2024
Site Visit Date:	9 August 2024
Proposal: Householder application for proposed erection of a single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Countryside (CP11)
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone – Green Risk Zone
Local Wildlife Site – Fleet Copse
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) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
981398	Proposed Two Storey Side Extension To Dwelling And Attached Double Garage.	Approved 27/03/1998
151426	Proposed erection of single storey rear extension with roof space store.	Approved 29/04/2015
170984	Householder application for the proposed erection of a main entrance gate and 2nd exit gate.	Approved 25/05/2017

CONSULTATION RESPONSES**Internal**

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 outside of development limits and therefore subject to assessment under Policy CP11 of the Core Strategy. Policy CP11 does not permit development outside of development limits unless it falls within the following exemption criteria:

1. It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or

4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
5. In the case of replacement dwellings the proposal must:
 - Bring about environmental improvements; or
 - Not result in inappropriate increases in the scale, form or footprint of the original building.
6. Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
7. Affordable housing on rural exception sites in line with CP9.

Criterion 4 is relevant in this instance; the scale of the rear extension proposed is very modest and does not result in inappropriate increases in the scale, form or footprint of the original building. The proposals are therefore compliant with CP11.

Character of the Area:

The proposed rear extension would have a flat roof with profiled cornice and coping. Red brick plinths are also proposed at ground floor level along with white rendered elevations to match the Edwardian form of the host dwelling. The scale of the extension is very modest and is proportionate in scale to the dwelling. Its impact on the character of the area would therefore be acceptable.

Neighbouring Amenity:

Due to the size of the site and the separation distances between the extension and the surrounding residential properties, there are no neighbouring amenity concerns.

Amenity Space:

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

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

The application site lies adjacent to Fleet Copse, a Local Wildlife site. Despite this, the very modest footprint of the development proposed is unlikely to have any adverse harm to this site or the species that inhabit it.

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	
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Conditions agreed:	Not required
Recommendation:	Approval
Date:	2 September 2024
Earliest date for decision:	23 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	3.9.2024