

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241976
Site Address:	33 Reading Road, Woodley, Wokingham, RG5 3DA
Expiry Date:	25 September 2024
Site Visit Date:	16 August 2024
Proposal: Householder application for proposed erection of a single storey rear extension, conversion of the existing attached garage into habitable accommodation along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Scale and Location of Development Proposals - Woodley
Great Crested Newt Consultation Zone – Green Risk Zone
Tree Preservation Orders
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) National Design Guide
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 CC03 – Green Infrastructure, Trees and Landscaping 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
970295	Proposed Two Storey Rear Extension And Single Storey Rear Extension To Dwelling Plus	Approved 24/10/1997

	Formation Of Room in loft space.	
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CONSULTATION RESPONSES

Internal

WBC Highways – No objections

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objections
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Ward Member(s)	No comments received
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Neighbours	No comments received
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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 single storey rear extension would extend the width of the existing rear extension the entire width of the dwelling's rear façade with a flat roof form and a central rooflight. In total, the extension would protrude approximately 3 metres from the rear of the dwelling. The extension is well proportioned in relation to the host dwelling and would be well screened from the street scene. Its impact on the character of the area would therefore be acceptable.

The proposed garage conversion would replace the existing garage door with French doors and brick infills that match the form of the host dwelling. This change would negligibly impact the character of the area and is acceptable.

Neighbouring Amenity:

Overlooking:

Due to the nature of the proposals, there are no overlooking concerns.

Loss of Light & Overbearing:

The scale of the rear extension proposed is modest and it retains a legible separation distance from the site boundary shared with no.31 Reading Road as to avoid any adverse loss of light or overbearing impacts.

Highway Access and Parking Provision:

Even though the garage is to be converted, the existing driveway will still have sufficient space for at least three parking spaces that would utilise the existing dropped crossing. This is acceptable.

Amenity Space:

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

Landscape and Trees:

To the rear of the site there is an area-wide Tree Protection Order (TPO-1715-2020). The proposed development is a sufficient distance away from this protected vegetation to ensure no adverse harm to it.

Ecology:

The site is within a Green Risk Zone for Great Crested Newts (GCNs), the lowest risk zone. Therefore, the modest footprint of the development is not anticipated to harm 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:	4 September 2024
Earliest date for decision:	26 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	04.09.2024