

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242018
Site Address:	4 Arbor Lane, Winnersh, Wokingham, RG41 5JA
Expiry Date:	8 October 2024
Site Visit Date:	16 August 2024
Proposal: Householder application for proposed single storey rear extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Heathrow Aerodrome Consultation Zone
Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Winnersh
Great Crested Newt Consultation Zone – Amber Risk Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Heathrow Aerodrome Consultation Zone
Scale and Location of Development Proposals
Landscape Character Assessment Area
SSSI Impact Risk Zones
Great Crested Newt Consultation Zone Minor

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
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
No relevant planning history for the site.		

CONSULTATION RESPONSES**Internal**

WBC CIL – Development is not CIL liable

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
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 single storey rear extension would have a hipped roof form and would protrude approximately 3 metres from the rear of the dwelling. As it is very modest in scale and screened from the street scene, the extension would have no adverse harm on the character of the area.

Neighbouring Amenity:*Overlooking:*

The nature of the proposals does not warrant any overlooking concerns.

Loss of Light & Overbearing:

The modest depth of the extension, combined with the fact its massing would align with that of no.6 Arbor Lane's rear extension and retains a substantial separation

distance from the boundary shared with no.2 results in no loss of light or overbearing concerns.

Highway Access and Parking Provision:

The proposals would have no harm to the site's existing parking provision, nor would they harm highway safety.

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 is located within an Amber Risk Zone for Great Crested Newts. Despite this, the very modest scale of the development is not considered to adversely 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:	10 September 2024
Earliest date for decision:	5 September 2024

Recommendation agreed by: (Authorised Officer)	MC
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Date:	11.09.2024
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