

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242793
Site Address:	7 Courts Road, Earley, Wokingham, RG6 7DJ
Expiry Date:	16 January 2025
Site Visit Date:	14.01.25
Proposal: Householder application for the demolition of existing garage and erection of a two-storey side extension and front porch.	

PLANNING CONSTRAINTS/STATUS

Major development location - Earley
Bat Roost Habitat Suitability
Great Crested Newt Consultation Zone – Amber Zone
JCEB Mineral Safeguarding Areas

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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant planning history for this site.
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to condition WBC Ecology – No comments received WBC CIL – not CIL liable
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External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description and Development:
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The application site is a semi-detached dwelling on Courts Road. This application proposes the erection of a two storey side extension to create additional living space.
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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.
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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.
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Character of the Area:

Courts Road while being situated in formal suburbia, has a varied street scene with differing examples of single storey and two storey side extensions. Indeed, the adjoining property to the south, no.5 Courts Road has carried out a very similar proposal, as well as the adjoining semi no. 9, with a very similar scheme granted under Ref. 212238, which has been implemented.
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Subsequently, this development does form part of street's character and would not
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introduce an alien design element.

Whilst the width of the proposed two storey side extension would be more than half the width of the existing dwelling, the extension would be set in from the shared boundary, set back from the main building line (at first floor) and with a lower roof ridge height, all in accordance with the Borough Design Guide recommendations. Additionally, the proposed brickwork, frames and roofing for all additions would match the existing dwelling. It is also noted that the other part of the semi no. 9 has also implemented a very similar extension to that hereby proposed, so that this proposal would positively balance the pair of semi-detached properties. Therefore, it is considered that overall the proposal has a clear subservient design which responds positively to the original dwellinghouse and pair of semis; this is compliant with the Borough Design Guide and would not result in any harmful impact to visual amenity or local character.

Neighbouring Amenity:

Overlooking:

The new windows in the front elevation would overlook the public road and the additional rear windows would have similar oblique views onto adjoining rear gardens which is commonplace within dense urban residential areas. No windows are proposed at first floor on the side elevation of the extension, and the adjoining property no. 5 Courts Road has no first floor windows on the side elevation facing the application site. As such, there are no concerns in terms of loss of privacy upon neighbouring amenities.

Loss of Light & Overbearing:

The proposed two storey side extension would be set in by approximately 1.61m from the side boundary shared with no. 5 Courts Road (as measured from the Block Plan), and would not project beyond the rear wall of this property, so that there would not be any overshadowing or overbearing impacts upon habitable spaces of this neighbouring dwelling.

Highway Access and Parking Provision:

The proposal will result in additional habitable rooms. The existing garage will be removed, however, there is no loss of parking as the garage does not meet the council's standards for parking a car.

The submitted drawing indicates that driveway parking for two vehicles will be retained, and the level of parking is considered acceptable in this instance.

No changes are proposed to the dropped crossing, which is considered acceptable.

A storage area is to be provided and this would be suitable for cycle storage, which is welcome.

No objections are raised by the WBC Highways Officer.

Amenity Space:

The bulk of the proposal would be towards the side of the existing dwelling, whereas the existing rear amenity space would remain unaltered and suitable to accommodate typical garden activities.

Ecology:

The site is located within habitat suitable for bat roosting. The application is accompanied by a Preliminary Roost Assessment (Plan Ecology Ltd, Ref. 950, dated 19/11/24). The survey concludes that the house and garage have negligible bat roost potential, with no bats or evidence of bats found during the internal inspection. No further surveys are therefore necessary. Biodiversity enhancements are included within the survey report, and this can be secured by condition.

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:	15 January 2025
Earliest date for decision:	12 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	15 January 2025