

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242984
Site Address:	1 Mulberry Close, Woodley, Wokingham, RG5 3LR
Expiry Date:	22 January 2025
Site Visit Date:	13 June 2024
Proposal: Householder application for the proposed erection of a single storey side extension following demolition of existing garage and removal of a porch canopy roof, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Affordable Housing Thresholds
Scale and Location of Development Proposals - Woodley
Great Crested Newt Consultation Zone – Green Risk Zone
Nuclear Consultation Zone
Tree Preservation Orders
Landscape Character Assessment Area
SSSI Impact Risk 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
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
241399	Householder application for the proposed erection of a part single part two-storey	Approved:

	side/front/rear extension with changes to fenestration, following demolition of the existing garage.	July 2024
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC CIL – Non liable development

External

None

REPRESENTATIONS

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

APPRAISAL

Context: The application site is located within a residential area of Woodley. This application seeks planning permission for the erection of a single storey side extension to the existing dwelling. It follows the approval of application 241399, which was approved in July 2024, and comprised a larger development scheme.

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: Whilst the majority of the extension would comprise a flat roof design, a small pitch has been implemented towards the front of the proposal, which would reflect positively with existing design characteristics within the cul-de-sac of Murberry Close.

It is noted that the side extension would immediately abut the boundary with the adjoining No.8 Nightingale Road's detached garage. Despite the lack of separation distance, there is no concern of a terracing effect due to the extension's single storey nature, with its modest size also ensuring it would not appear as an overly dominant addition within the street scene.

In light of the above, it is considered that the extension would appear as a sympathetic addition to the host dwelling and would have an acceptable impact on the character and appearance of the area.

Neighbouring Amenity: Due to the extensions modest size and separation to nearby dwellings, it would not cause harm to the amenities of neighbouring residents.

Highway Access and Parking Provision: WBC Highways raise no objection to the proposal, stating that there would be no additional demand for car parking and no reduction in parking provision.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	Approve
Date:	21 January 2025
Earliest date for decision:	18 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	21 January 2025