

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250699
Site Address:	4 Eden Way, Winnersh, Wokingham, RG41 5PQ
Expiry Date:	5 June 2025
Site Visit Date:	22 April 2025
Proposal: Householder application for the proposed erection of single storey front extension, plus new disabled access ramp.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling.

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 inclusion of the disabled access ramp is a minor and discrete addition which would not harm the street scene.

The single storey front extension would be approx. 2.80m in length, 5.60m in width and 3.35m in height. The Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension is single storey and would only project 2.80m forward of the building line. The front extension is considered to be a modest addition and would still be significantly set back from the road by 7.80m, therefore it would not harm the street scene.

The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground window along Eden Way, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is in line with policy CP1 and CP3 of the Core Strategy.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The proposed window to the front would overlook onto the street scene and the front drive of 1 Isis Close, with a separation distance of over 20m. Such significant distance would not result in harmful overlooking. The en-suite shower room would be obscured glazed as show on plan P06 rev B.

The side window on the south-west elevation would overlook onto the no.4 driveway and rear brick boundary wall of 14 Arun Close. Such outlook would not result in harmful overlooking.

The side window on the north-east elevation would overlook onto the driveway of 2 Eden Close and an outlook onto a driveway is not considered to result in harmful overlooking.

Loss of Light: Given the front extension is only single storey and set off from the side boundaries away from any habitable room windows, it would not result in harmful loss of light to 2 Eden Way.

Overbearing: Given the front extension is only single storey and set off from the side boundaries as well as the scale being proportionate to the host property. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks, thus not considered to be overbearing.

Accessible Housing Provision: Policy CP2 ensures that new development contributes to the provision of sustainable and inclusive communities and that planning permission will be granted for proposal that address the requirements of people with special needs, including those with a physical, sensory or learning disability or problems accessing services.

A ramp has been implemented to allow for easier access to the front of the property. Also, a sufficiently sized entrance level en-suite shower room and enlarged bedroom with clear access to all facilities through the adaptation of an existing home contributes to meeting a housing requirement for a mix of groups including disabled people.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. Despite minor narrowing of the existing driveway is expected due to front extension, it has no negative impact to the existing driveway parking and garage.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Ecology: Whilst the application site is in a potential bat roosting area, the proposal does not affect the main roof and therefore would not have any ecological impact.

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. The applicant has submitted relevant evidence to indicate that they are disabled this has been considered in the above report. 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:	2 June 2025
Earliest date for decision:	8 May 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	5 June 2025