

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250133
Site Address:	30 Archer Grove, Arborfield, Wokingham, RG2 9TB
Expiry Date:	18 March 2025
Site Visit Date:	11 March 2025
Proposal: Householder application for the proposed erection of a single storey rear extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Countryside

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 CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
161536	Application for Reserved Matters for the erection of 127 dwellings together with access from Princess Marina Drive with associated internal access roads, landscaping, open space, footpaths and sustainable urban drainage (SUDS), relating to (parcel T) land.	Approved: September 2016

CONSULTATION RESPONSES

Internal

None

External

None

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- It does not result in inappropriate increases in the scale, form or footprint of the original building.

There would be no inappropriate encroachment into the countryside as a result of the development, with the extension being contained within the coalesce of the existing built form on the site. Furthermore, owing to its limited scale, the extension is considered to be of an appropriate scale within the context of the site, which is occupied by a large two storey dwelling. Overall, the additional bulk from the development would not harm the countryside and the proposal is therefore considered to comply with policy CP11 in this respect.

Character of the Area: The application dwelling is part of a large, newly built housing estate in Arborfield. The proposed single storey extension would be located at the rear of the property and would therefore have negligible street presence. In any case, the development would appear as a sympathetic addition to the host dwelling, complying with the aims of policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The proposed extension would only slightly extend beyond the rear elevations of the adjacent properties and would also be set in from the side boundaries, such that it would have an insignificant impact upon the amenities of the neighbouring residents.

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:	18 February 2025
--------------	------------------

Earliest date for decision:	12 February 2025
------------------------------------	------------------

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
---	------------

Date:	18.02.25
--------------	-----------------