

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250125
Site Address:	41 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND
Expiry Date:	19 March 2025
Site Visit Date:	11 February 2025
Proposal: Householder application for the proposed single storey front extension to facilitate a porch and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Winnersh Parish Council	No observations
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 application dwelling is sited amongst a row of four detached, but linked, dwellings, all of which being identical in appearance. The proposed extension would result in the host property being the only one of these four dwellings to have an extended frontage. Whilst this would lead to a minor breach of the existing building line, there are mitigating factors in this site-specific circumstance to prevent any harm arising from this. Firstly, the extension would replace an existing protrusion in the form of a front canopy, which has already altered the appearance of the property's facade. Furthermore, the dwelling is notably set back from the adjacent footpath, thus reducing the extensions potential prominence within the street scene.

The development seeks to utilise materials to match the host dwelling, ensuring a seamless integration into the property.

Overall, for the reasons stated above, it is considered that the proposal would comply with policies CP1 & CP3 of the Core Strategy, having an acceptable impact on the appearance of the dwelling and on wider character.

Neighbouring Amenity: Due to the extensions modest scale, there are no concerns on neighbouring amenity grounds.

Highway Access and Parking Provision: Following a review of the proposed scheme, the Highways Officer raises no objection to the application.

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)	
Date:	18.02.25