

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242852
Site Address:	20 Kennedy Place, Wokingham, Wokingham, RG40 1LG
Expiry Date:	7 January 2025
Site Visit Date:	26/11/2024
Proposal: Householder application for the proposed for extension of existing patio to rear garden, replacement of front garden with hardstanding, addition of trellis to boundary fence, proposed change of side boundary wall to brickwork and erection of new garden office. (Part retrospective)	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Landscape Character Assessment Area
- Great Crested Newt Consultation Zone Minor

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking
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 Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Enforcement – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	14 Columba Gardens – The occupier has raised concerns about the potential impact on their garden fence during the proposed reworking of the applicant's garden. They have requested that extra care be taken to avoid pushing excess soil against the fence, as this has previously caused it to tilt and break. The occupier is worried that similar damage could occur again based on past experiences. <i><u>Officer comment:</u> This is not considered to be a material planning consideration.</i>

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area.

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:

Kennedy Place is a residential cul-de-sac predominantly characterised by two-storey detached dwellings arranged in discernible groupings, distinguished by repeated house types. The surrounding area benefits from a relatively green appearance, largely attributed to a well-landscaped central green space situated between Kennedy Place and Appleby Crescent.

This application seeks retrospective permission to replace a previously grassed front garden area with hardstanding, using tiled paving across the entire area. Hard standing across the entire front garden area of a residential property is generally discouraged, especially in this location, where front gardens of all surrounding properties feature some degree of soft landscaping which collectively contributes to the overall character and visual quality of the street scene.

However, it is noted that there are examples within the immediate area, notably at No. 16 and No. 19, where front gardens have been predominantly paved or laid with gravel. When viewed within the broader context of the street scene, where properties are positioned close to the highway and have relatively small front garden areas, the proposed development would not appear out of place or visually harmful. Therefore, while it departs from the prevailing soft landscaping pattern, it would not significantly disrupt the character of the area, therefore, would be acceptable in this respect. However a further erosion of soft landscaping in the area could have a detrimental impact.

The proposed outbuilding to form a garden office is modest in terms of height, depth and design. The proposal is clearly subservient to the host property and would not be viable from the public realm, therefore, would have an acceptable impact on the character of the area.

The proposal also includes several relatively modest alterations, such as the extension of the existing rear patio area, the addition of trellis to the boundary fence, and the replacement of the side boundary fencing adjacent to the side gate with a small brick pillar. These alterations are considered minor and would not be readily visible from the public realm. The new brick pillar, being set well back from the highway and constructed from materials to match the main dwelling, would have no discernible impact on the character of the area. As such, these elements of the proposal are considered acceptable.

Neighbouring Amenity:

The boundary fencing, including the addition of trellis, would have a maximum height of approximately 2.05 metres. Given the modest height and the open design of the trellis, any loss of light, overbearing or sense of enclosure impacts would be minimal.

The proposed outbuilding suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light. With regards to the new side window and doors serving this building, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Amenity Space:

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

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:	5 December 2024
Earliest date for decision:	4 December 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.12.2024