

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250394
Site Address:	38 Jupiter Way, Wokingham, RG41 3GE
Expiry Date:	17 April 2025
Site Visit Date:	5 March 2025
Proposal: Householder application for the proposed single storey side and rear extensions. Plus, the installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Local Wildlife Site
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Local Wildlife Sites Consultation Zone

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 CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
041326	Proposed 2 storey side extension to dwelling and erection of detached garage.	Approve - 20 September 2004

CONSULTATION RESPONSES

Internal

WBC Ecology – No comment
WBC Property services – No comment

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application related to a two-storey semi-detached property in an established residential area. This property benefits from having no directly adjoining neighbours to the rear and is set well away from the nearest non-adjoined neighbour to the east.

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:

This proposal is clearly subservient to, set back from and in keeping with the design of the host dwelling, hence it is deemed that the impact on the character of the area is acceptable.

Neighbouring Amenity:

Overlooking:

As the proposals are single storey only, there are no concerns around overlooking into neighbouring properties.

Loss of Light and Overbearing:

Due to the host dwelling and the neighbour being adjoined, the rear extension is to be set adjacent to the neighbouring garden. However, the extension is proposed to be within the guidance set out in the Borough Design Guide, with an eaves height of 2.9 metres and extending just 4 metres beyond the rear wall of the property. The flat roof design further negates any concerns, and overall, the proposal is not deemed to have any negative impact on loss of light or overbearing of neighbours.

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:	No
Recommendation:	Approve
Date:	1/4/25
Earliest date for decision:	13 March 2025

Conditions agreed:	No
Recommendation:	Approve
Date:	1/4/25
Earliest date for decision:	13 March 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	04.04.2025