

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241980
Site Address:	19 Courts Road, Earley, Wokingham, RG6 7DJ
Expiry Date:	2 October 2024
Site Visit Date:	18/09/2024
Proposal: Householder application for proposed installation of a climbing frame to the rear of the dwelling.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction 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

PLANNING HISTORY

Application No.	Description	Decision & Date
012176	Proposed single storey rear extension to dwelling. Removal of existing conservatory.	Approved, 13/11/2001

CONSULTATION RESPONSES

Internal

WBC CIL – The proposed development would not be CIL liable.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – The following concerns have been raised: - Increased noise levels. - Overbearing impacts.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached property located in an established residential area. The surrounding area is characterised by semi-detached properties that are similar in design and appearance.

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 proposed climbing frame would be sited towards the far, north-western corner of the rear garden area and is modest in height, depth and design. As the proposal would not be visible from the public realm, it would not adversely impact the character of the area.

Neighbouring Amenity:

No.17 Courts Road

The proposed climbing frame is to be located in the far north-western corner of the

rear garden, along the boundary shared with No.17 Courts Road. Its elevated platform is likely to provide views into the rear patio area of this nearby neighbouring property. The submitted plans show that a 0.7 metre screening panel would be installed along the shared boundary to mitigate any overlooking or loss of privacy concerns. A suitable condition will be attached to any approval to ensure compliance.

Regarding concerns about noise, it is acknowledged that the climbing frame could result in a slight increase in noise levels, as it would bring children closer to the shared boundary with No.17 Courts Road. However, the climbing frame is modest in size and is only capable of accommodating a limited number of children at any given time. Additionally, its usage would be intermittent, rather than constant. The proposed 0.7-metre screening panel would also provide some noise attenuation, acting as a partial buffer. Therefore, any potential increase in noise is not expected to be significant enough to justify refusal of this application. A climbing frame is a normal domestic feature in residential gardens and it is not considered that the sound of children playing is incompatible with an existing residential area.

In terms of overbearing and loss of light impacts, the proposal would be positioned directly against the north-western shared boundary, immediately adjacent to an existing outbuilding at the rear of No. 17 Courts Road and well away from the main patio and garden area of this property. Taking into account the proposals modest scale and open design, it would pose any unreasonable overbearing or sense of enclosure to this property.

No.21 Courts Road

It is considered that the proposal would be suitably located away from no.21 Courts Road not to pose any unreasonable concerns of overlooking, overbearing or loss of light impacts.

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
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Recommendation:	Approval
Date:	19 September 2024
Earliest date for decision:	30 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.09.2024