

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250888
Site Address:	20 Rosemary Avenue, Earley, Wokingham, RG6 5YQ
Expiry Date:	11 June 2025
Site Visit Date:	22 April 2025
Proposal: Householder application for proposed single storey front and single storey side extension alongside associated changes to fenestration followed by the demolition of existing conservatory and utility room.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
JCEB Mineral Safeguarding Areas
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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External
None consulted

REPRESENTATIONS	
Parish/Town Council	Earley Town Council: No objections
Ward Member(s)	No comments received
Neighbours	4 Coriander Way: No objections. 32 Easby Way: The applicant's attention should be drawn to the need for a Party Wall Notice for works to the flank wall of No.18 18 Rosemary Avenue: Object Sound Transfer Impact upon property type and value Party Wall Act Officer response: The proposed extension purpose is for a utility room which is the same as the existing use. Such usage has not changed and considered not to result in unacceptable noise/disturbance. Impact upon property type and value not a material planning consideration. Any works on, over or under a neighbour's land or property requires the need for compliance with the requirements of the Party Wall etc. Act 1996, but is not a material planning consideration.

APPRAISAL
Site Description: Two storey detached dwelling. 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 Borough Design Guide states “*side extensions should not generally project forward of the building line on street frontage(s)*”. The proposed front/side extension would project forward of the building line, thus not complying with the BDG. However, given the nature of the application site being a corner plot and the extension being a modest and subservient addition, in this instance the proposal would be considered acceptable.

The flat roof single storey side extension would be in the same location as the previous utility room and of a similar size and scale to the existing utility room. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposed materials are matching with the existing, thus in keeping with the current characteristics of the dwelling. Hence the proposal would not harm the street scene.

Neighbouring Amenity:

Overlooking: The window in the front elevation would look onto the side fencing of no.22, thus causing no overlooking concerns.

The side window of the front extension would overlook onto no.18 driveway and an outlook onto a driveway is not considered to result in harmful overlooking. Also, there is a hedge along the boundary which acts as natural screening.

The windows to the rear will be screened by the existing fence, thus no overlooking concerns.

Loss of Light/Overbearing: No loss of light or overbearing concerns with regards to the front extension given there are no neighbours to the south of the site.

Given the side extension is only single storey and would be of similar size and scale to the current utility room, the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities. Therefore, the proposal would not result in harmful loss of light or overbearing.

Highway Access and Parking Provision: The proposal is not considered to have a significant impact in respect of the overall number of habitable rooms. The existing level of parking will be retained and this is considered acceptable.

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	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	10 June 2025
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Earliest date for decision:	10 May 2025
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Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
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Date:	11.06.25
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