

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250774
Site Address:	2 Trafalgar Close, Wokingham, RG41 3UP
Expiry Date:	26 May 2025
Site Visit Date:	28/04/2025
Proposal: Householder application for proposed single storey rear extension following the demolition of the existing conservatory, including internal alterations.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Nuclear Consultation Zone
- Landscape Character Assessment Area

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
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

Application No.	Description	Decision & Date
080659	Proposed erection of a single storey rear extension to form conservatory.	Approved, 03/04/2008

CONSULTATION RESPONSES**Internal**

WBC Property Services – No comments received.
WBC Highways – No objections.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL**Site Description:**

The application site relates to a two storey, link-detached property located in an established residential area. The surrounding area is characterised by detached and semi-detached 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 single story rear extension would have a pitched roof and would protrude approximately 3 metres from the rear of the dwelling. The extension would be modest in terms of height, depth and design. The proposal is clearly subservient

and sympathetic to the host property, therefore, would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and notes that the proposal will reduce the numbers of habitable rooms from 7 to 6 and the existing driveway will be fully retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. As such, no objections are raised on highway grounds.

Amenity Space:

The remaining rear amenity space would meet 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:	2 May 2025
Earliest date for decision:	27 April 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	08.05.2025