

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242742
Site Address:	16 Copse Drive, Wokingham, RG41 1LX
Expiry Date:	23 December 2024
Site Visit Date:	01/11/2024
Proposal: Householder application for the proposed part single, part first-floor side and rear extension including part demolition of existing garage.	

PLANNING CONSTRAINTS/STATUS

- Affordable Housing Thresholds
- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- 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 CP4 – Infrastructure Requirements CP7 – Biodiversity 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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking TB21 – Landscape Character 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
242743	Application for a certificate of lawfulness for the proposed conversion of the loft, and the insertion of 1 no. dormer and 2 no. roof lights.	Approved. 28/11/2024
042151	Proposed single storey side extension to dwelling.	Approved, 29/06/2004

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC Ecology – No comments received.

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, semi-detached property located in an established residential cul-de-sac. The surrounding area is characterised by detached, linked-detached and semi-detached properties set in discernible groupings which are distinguished by repeated house type.

It should be noted that amended plans were received from the applicant on 13/01/2025 and 27/01/2025. The front projecting element of the first-floor side extension has been omitted from this application. The proposal will be assessed accordingly, taking into account the revised plans.

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:

Corpse Drive is primarily characterised by detached, link detached and semi-detached dwellings that are fairly similar in design and appearance. All properties have relatively decent plot sizes and are set well back from the road. The area is also characterised by a predominant gap between properties ranging from 2 to 5 metres; this marked feature creates a certain rhythm in the street which makes an important contribution to local distinctiveness.

The proposed part single, part first-floor side and rear extensions would be subservient and sympathetic to the host property, incorporating a matching gable roof design and being set down from the main ridge of the dwelling. The resulting front façade would be similar to that of the neighbouring property at No. 14, ensuring it integrates seamlessly with the streetscape and does not appear out of place. The presence of the adjacent public footpath would facilitate a 3-meter gap between the proposed extension and the neighbouring property at No. 14, thereby preserving the characteristic openness of the area. As such, this element of the proposal is not considered to have an adverse impact on the character of the locality.

Neighbouring Amenity:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across street, any overlooking concerns are minimal.

The views from the proposed north-east side window, serving a bathroom, would primarily be directed towards the front driveway area of No.14. This window would be positioned sufficiently away from any neighbouring private amenity areas, ensuring it does not give rise to overlooking concerns or negatively impact the privacy of nearby occupants.

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement and would be positioned over 22 metres away from the primary function rooms of neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

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

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable.

The supporting preliminary roost assessment letter (October 2024) found no evidence of bats during the internal and external inspections of the property and garage

therefore concludes that the potential for roosting bats is deemed to be very low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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:	18 December 2024
Earliest date for decision:	20 November 2024

Conditions agreed:	Not required
Recommendation:	Approval
Date:	18 December 2024
Earliest date for decision:	20 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	29.01.2025