

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242835
Site Address:	74 Malone Road, Woodley, Wokingham, RG5 3NJ
Expiry Date:	6 January 2025
Site Visit Date:	12 March 2024 (app ref 240494)
Proposal: Application to vary condition 2 of planning consent 241071 for the Householder application for the proposed erection of a single storey front extension to create porch, two storey side, single storey rear extension along with changes to fenestration following demolition of the existing detached garage plus removal of the chimney. Condition 2 refers to approved details and the variation is alterations to the roof form.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Woodley
Woodland Tree Preservation Order No. 3/1951
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
241071	Householder application for the proposed erection of a single storey front extension to create porch, two storey side, single storey rear extension along with changes to fenestration following demolition of the existing detached garage plus removal of the chimney.	Conditionally Approved – 17/06/2024
240494	Householder application for proposed two storey side, single storey rear extensions and erection	Conditionally Approved –

	of front porch, along with changes to fenestration following demolition of existing garage.	22/04/2024 (Not implemented)
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CONSULTATION RESPONSES

Internal

WBC Enforcement: No comment

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a semi-detached dwelling on a 1960s residential development in Woodley. The area is characterised by semi-detached dwellings although these vary considerably in form and design with various examples of front and side extensions visible from the street scene.

Proposal:

This application seeks to vary condition 2 of planning consent 241071. Condition 2 relates to the approved details and the proposed variation is to allow a slight change to the roof profile of the approved two storey side extension.

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.

Design and Character of the Area:

The proposed alteration to the roof profile would result in a slightly steeper pitch on the approved two storey side extension. This would be a modest change to the visual impact of the overall scheme and would therefore not introduce any additional impact

on the visual amenity of the street scene or local character in comparison to the approved development. The hipped roof form would remain subservient to the main roof form while its pitch would remain in keeping with the existing. The amendment also does not increase the size or scale of the approved extension.

Overall, the proposed amendment to the approved scheme would not result in any additional harm to the visual amenity of the street scene or local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Due to the relatively modest nature of the proposed amendment, with no increase in the size or scale of the approved two storey side extension, there are no concerns in respect of any additional loss of light, overbearing or overlooking impact.

Other:

The proposed amendment would have no impact on any other material planning considerations.

As such, this application is recommended for **approval**.

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:	Approve
Date:	3 January 2025
Earliest date for decision:	3 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	03/01/25