

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241834
Site Address:	14 Reading Road, Woodley, Wokingham, RG5 3DB
Expiry Date:	16 September 2024
Site Visit Date:	10 September 2024
Proposal: Householder application for proposed erection of a single storey rear extension following demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Woodley)
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay
SSSI Impact Risk Zones

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 CC02 – Development Limits CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2014/2186	Proposed conversion of roof space to habitable accommodation plus raising of ridge and erection of three dormers and alterations to the fenestration to the front and rear elevations.	C/A – 09/12/2014
F/2012/0415	Proposed erection of a rear conservatory to dwelling.	C/A – 16/04/2012
45138	Proposed erection of 3 bedroom bungalow.	C/A – 22/12/1995

CONSULTATION RESPONSES

Internal
None consulted
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 detached 1990s chalet style dwellinghouse which benefits from previous alterations and additions in close proximity to Woodley Town Centre. The dwelling benefits from a long rear garden which backs onto Parkside Business Park. The street scene within this part of Reading Road is considerably varied in terms of architectural age, form and design. Proposal: This application proposes the erection of a single storey rear extension following the demolition of the existing conservatory at the rear. The extension would span the full width of the existing dwelling with an eaves height of approximately 3m and ridge height of 3.75m. The depth of approximately 4.1m would match the existing conservatory and would therefore not encroach the existing rear building line. 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 extension would appear as a subservient addition to the host dwelling due to its appropriate size which does not encroach beyond the existing rear building line. Due to its modest eaves height and appropriate part hipped roof form the proposal would not add significant bulk, while the enlarged footprint would not be too dissimilar from other examples of large rear extensions within the area.

Moreover, the proposal would not be visible from the street scene and the proposed external materials would match the existing, further mitigating the visual impact of the scheme. Overall, the proposal would have an acceptable impact on visual amenity and the character of the area in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Due to the site's existing relationship with both adjacent neighbours, the proposal being set in from both side boundaries by more than 1.5m and its modest eaves height there are no concerns in respect of potential impact on neighbour amenity in terms of loss of light, overbearing or overlooking impact.

Subject to conditions, the application is acceptable and is therefore 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:	13 September 2024
Earliest date for decision:	13 August 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	19/09/24