

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250369
Site Address:	1 Palmer Close, Crowthorne, Wokingham, RG40 3EB
Expiry Date:	14 April 2025
Site Visit Date:	20/3/25
Proposal: Householder application for the proposed erection of a two storey side extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
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
Green Routes and Riverside Paths Consultation Zone

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 CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY - None

CONSULTATION RESPONSES

Internal

WBC Ecology
WBC Highways

External - None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a corner plot bordering a main road in a small cul-de-sac. The cul-de-sac is characterised by two storey semi-detached and terraced properties of similar character 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 development will extend approximately 3.35 metres from the existing flank wall of the dwelling and will have a gable end roof. This will be set down from the main ridge and set back from the existing front of the dwelling at first floor level. On the ground floor there will be a small lean to roof at the front of the property. At the rear, the extension will link up with the existing ground floor lean to roof and not go past the existing rear wall at first floor level. Overall, this extension appears as a subservient addition to the host dwelling and continues the character of the dwelling well, having an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

As this is a corner plot, there is only one neighbour that is of concern, the adjoined neighbour at number 2. This extension has first floor windows on the rear of the dwelling that are set further away from the neighbour than the existing rear first floor windows. Therefore, the new windows provide no additional overlooking concern.

Loss of Light and Overbearing:

As stated above, the extension is set well away from the adjoined neighbour, and does not go past the existing rear wall of the property. Therefore, there is a negligible impact on overbearing and loss of light.

Highway Access and Parking Provision:

The WBC highways officer has requested that three parking spaces be provided, owing to the additional habitable room the development proposes. However to do this the applicant would have to put hardstanding down over existing front garden area. This would have a detrimental effect on the street scene and therefore disproportionate to the scale of development.

Ecology:

As the Preliminary Roost Assessment submitted with the application concluded that the potential for bat roosts was low, the WBC Ecology officer has not provided a formal response. The submitted assessment is deemed sufficient for ensuring that bats have been suitably considered as part of this application, nonetheless, an informative is included advising the applicant of their obligations under the legislation in terms of 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:	Yes/No/Not required
Recommendation:	Approve

Date:	
Earliest date for decision:	11 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.03.2025