

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250429
Site Address:	17 Chaseside Avenue, Twyford, Wokingham, RG10 9BT
Expiry Date:	21 April 2025
Site Visit Date:	31 March 2025
Proposal: Householder application for the proposed single storey front extension to facilitate a porch and change of materials.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Twyford
Bat Roost Habitat Suitability

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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development Limits CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
221905	Householder application for the proposed erection of a two-storey front extension, and two storey rear extension, following demolition of existing rear extension.	Approve 6 th September 2022

CONSULTATION RESPONSES

Internal

WBC Highways – No Comment
WBC CIL

External
N/A

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

APPRAISAL
Site Description: A detached house in the residential area of Twyford. The property is set within a small cluster of houses that face onto a shared green amenity space and have open plan front gardens. The front/side (south) elevation faces onto the highway and vehicular access is at the rear. 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. Proposal: Single storey front extension to facilitate a WC and entrance hall. The external facing walls will be rendered, and the porch will have a tiled pitch roof. It will measure 3.5m in width, 2.2m in depth and 3.7m in height. Character of the Area: Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following: • Maximum eaves height and ridge height should be no more than those of the existing property.

- Front extensions should not project significantly forward of the building line.

The street scene is two-storey detached and semi-detached dwellings of a similar age and design that are arranged in a cul de sac and at right angles to the highway. The properties have open plan front gardens that face onto a shared amenity green space. Garages and vehicular access to the properties is at the rear.

The proposal would be set back from the principal elevation of the immediate neighbour at no. 19 Chaseside Avenue and be approximately 1.5m from the shared boundary. Furthermore, the proposed porch would be set back from the single storey side/front extension at no. 19. The south side elevation of the porch would face onto the highway; and the front facing wall and door would face onto shared amenity space and no. 35 Chaseside Avenue. Given the dimensions of the porch and its location, it would not cause significant harm to the character to the area.

Overall, the proposal does not conflict with CP3 of the Core Strategy or the guidance in the BDG.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The south facing (side) window would face onto the highway; and the separation distance with the front facing neighbour at no. 35 is approximately 30m. Therefore, there are no concerns related to overlooking.

Loss of Light: There are no concerns related to loss of light.

Overbearing: The porch would be single storey and extend 2m beyond the principal elevation of the dwelling house; it would be set back from the principal elevation of no. 19. Therefore, there are no concerns related to overbearing.

Overall, the proposal complies with CP3 in relation to neighbouring amenity.

Ecology

The site is in an area designated as suitable for bat roosting. However, the proposal would not require works to the existing roof of the dwelling. Therefore, a bat survey is not required in this case.

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
Recommendation:	Approve
Date:	9 April 2025
Earliest date for decision:	17 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11/04/25