

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242290
Site Address:	85 Elm Road, Earley, Wokingham, RG6 5TB
Expiry Date:	6 December 2024
Site Visit Date:	22 November 2024
Proposal: Householder application for the proposed erection single storey side extension with skylights following the demolition of the existing garage.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area
PRoW Within WB 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology Householder – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application stating that the Party Wall Act should be considered for the following reasons: • The existing garage is on the boundary and appears adjoined. When this is demolished, due to the difference in the height of the land, slippage may occur unless a retaining wall is erected. • The foundations for the proposed building will be taking place in the boundary, which may cause structural damage. <i>Officer comments: An informative is attached to the decision notice reminding the applicant of their need to comply with the Party Wall etc. Act 1996.</i>

APPRAISAL

Description of Proposed Works:

This application seeks permission for a single storey side extension to provide a home office, shower room and utility room, following the demolition of the existing garage.

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 proposed single storey side extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set approximately 0.2 metres from the boundary with the neighbouring property. But, given the proportionate scale and unimposing design, the side extension would have an acceptable impact on the appearance of the dwelling and wider area. The side extension would be visible from the public domain, but with the proposed materials to match those of the existing dwelling, any potential harm to the character of the area would be greatly limited.

Neighbouring Amenity:

The proposed single storey side extension would extend 3.2 metres from the side of the dwelling. Given that the neighbouring property, no. 83, is significantly higher than the application site due to a large change in levels along the boundary, there are no concerns on neighbouring amenity grounds relating to overlooking, overbearing or loss of light. The proposed side extension poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space.

Parking Provision:

Whilst the garage is being demolished, the existing level of driveway parking is being retained, and this is considered as acceptable to serve the development.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB7

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	3 December 2024
Earliest date for decision:	1 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	03/12/24