

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242041
Site Address:	32 Kennedy Place, Wokingham, Wokingham, RG40 1LG
Expiry Date:	3 October 2024
Site Visit Date:	23/08/2024
Proposal: Householder application for the increase of existing patio area, change in levels and erection of pergola and gazebo. (Retrospective).	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development)

RELEVANT ENFORCEMENT HISTORY

Application No.	Description	Decision & Date
RFS/2024/0893 92	Hard landscaping and erection of pergola.	Application submitted.

CONSULTATION RESPONSES**Internal**

WBC Enforcement – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL**Site Description:**

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached, semi-detached and terrace properties that are similar in design 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 proposed pergola and gazebo are both modest in height, depth and design. The pergola would be partially visible from the public realm, however, given its 'open' nature, it would not be prominent in its form and appearance. As such, the proposals

would not adversely harm the character of the area.

The proposals also include an extended paved rear patio area and a raised grassed area. These are considered modest alterations that would not adversely affect the character of the area.

Neighbouring Amenity:

The site visit conducted by the Case Officer had confirmed that the new paved walkway which extends along raised grass area (elevated by approximately 1 metre in height) offers views into the rear patio area of the neighbouring property no.31 Kennedy Place. While it is expected that the existing vegetative screening along this shared boundary will mature and provide adequate coverage, the Case Officer recommends the installation of a 0.5 metre timber screening panel extending along the length of the walkway to safeguard the amenities of this neighbouring property. A suitable condition will be attached in the event of approval.

In terms of overbearing and loss of light impacts, the proposals are suitably located and of modest proportions not to pose any unreasonable concerns to any neighbouring properties.

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:	Approval
Date:	16 September 2024
Earliest date for decision:	7 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.09.2024