

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250093
Site Address:	34 Old Bath Road, Charvil, Wokingham, RG10 9QR
Expiry Date:	18 March 2025
Site Visit Date:	10.2.25
Proposal: Householder application for the proposed single storey front extension to facilitate a porch. Followed by a single storey side extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
171156	Householder application for proposed erection of single storey rear and side extensions to dwelling, conversion of existing garage to habitable accommodation and internal alterations.	Approve – 27 June 2017

CONSULTATION RESPONSES

Internal

WBC CIL- No comment

External – None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This site relates to a detached dwelling in the established residential area of Charvil. The surrounding properties are of similar design and appearance, many have benefitted from front rear and side extensions.

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 front extension to form a porch is modest in terms of height, depth and design. The proposal is subservient to the host dwelling and there are other examples of front porch extensions of various sizes and designs in the surrounding street scene.

The proposed single storey side extension would have a half-hip at the front and a flat roof behind this. This extension would be used as a garage and as such side hinged garage doors are to be inserted on the front wall of the extension. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property,

Consequently, it is considered that the proposal would have an acceptable impact on the character of the area.

Neighbouring Amenity:

The proposed side extension development is modest in height, depth and design would be set adequately away from the adjacent neighbouring properties. The front extension to form porch would have a minimal effect on neighbouring dwellings. Consequently, there are no loss of light or overbearing concerns.

Highway Access and Parking Provision:

There is no change to the parking provision at this dwelling as the proposed side extension will be used as a garage, hence the parking space will be retained.

Ecology:

The WBC Ecology Officer has reviewed this application and has agreed to not be formally consulted as although this development is in a Bat Roost Area, the roof being worked on is less than 10 years old (planning app 171156). This led the officer to determine that the likelihood of bat roost in the area of proposed works is low, and thus a Preliminary Roost Assessment was not required.

Other:

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:	No
Recommendation:	Approve
Date:	11 February 2025
Earliest date for	11 February 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.02.2025