

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251466
Site Address:	3 Canberra Lake Way, Charvil, Wokingham, RG10 9DH
Expiry Date:	20 August 2025
Site Visit Date:	22/07/2025
Proposal: Householder application for the proposed erection of a ground floor veranda style structure to the rear of the property.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking TB12 – Employment Skills Plan
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

Application No.	Description	Decision & Date
143292	Proposed erection of 25 detached dwellings with associated roads, garages, parking spaces, gardens and landscaped areas. Provision of allotments with associated access and parking, plus replacement field access to adjoining grazing land. Original reference F/2014/2503.	Refused: February 2015 (Allowed at appeal)
250976	Pre-application advice for the proposed erection of a veranda to the rear of the property.	Replied, 08/05/2025

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.

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 estate. The surrounding area is characterised by detached, properties set in discernible groupings which are distinguished by repeated house type.

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.

The site is located in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.

- It does not result in inappropriate increases in the scale, form or footprint of the original building.

There would be no inappropriate encroachment into the countryside as a result of the development, with the extension being contained within the coalesce of the existing built form on the site. Furthermore, owing to its limited scale, the development is considered to be of an appropriate scale within the context of the site, which is occupied by a large two storey dwelling and surrounded by such. Overall, the additional bulk from the development would not harm the countryside and the proposal is therefore considered to comply with policy CP11 in this respect.

Character of the Area:

The proposal includes a single-storey rear extension in the form of a veranda, featuring a modest mono-pitched roof and extending across the full width of the rear main elevation. The proposed use of black powder coated aluminium would be a contrast to the materials used in the construction of the dwelling, however, owing to its open-sided design, limited height and projection, and siting to the rear of the property, the structure would not be visible from the public realm and would have no impact on the established street scene. Given its scale and unobtrusive appearance, the veranda is considered to be a proportionate addition that would respect the character and appearance of the host dwelling and surrounding area.

Neighbouring Amenity:

The proposed veranda would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts to any neighbouring occupiers.

Highway Access and Parking Provision:

As the proposal would not affect the existing parking arrangement on the application site. As such, the Council's Highways Officer has raised no objections to the proposed 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.

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:	24 July 2025
Earliest date for decision:	16 July 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	28 July 2025