

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243057
Site Address:	Rose Cottage, Honey Hill, Crowthorne, Wokingham, RG40 3BA
Expiry Date:	29 January 2025
Site Visit Date:	24 January 2025
Proposal: Householder application for proposed front porch.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Countryside
Tree Preservation Orders
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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
20070	First floor extension to provide bedroom and balcony.	Approved 27/09/1983
22959	First floor extension to enlarge bedroom and erection of balcony.	Approved 01/04/1985
32370	Roof extension to provide first floor living accommodation and internal alterations to ground floor.	Approved 07/03/1989

36053	Erection of house and garage to replace existing.	Approved 07/08/1990
980855	Proposed Single Storey Rear Extension To Dwelling To Form Conservatory	Approved 06/05/1998

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension (2m x 3.1m) to create a front porch. This will follow the demolition of the existing front porch.

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 outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. 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 would project 2 metres from the front wall of the existing dwelling, and this is only 0.8 metres forward of where the existing porch comes to. Additionally, the proposed porch is only 1 metre wider than the existing porch (the proposed extending 0.5 metres beyond either side of the existing). The front

extension therefore complies with the guidance in the Borough Design Guide (BDG) as the building is set well back from the street frontage, and the porch does not project further than 2 metres from the existing building line. As such, it is deemed that the front extension poses no harm to the character of the area.

Neighbouring Amenity:

The proposed single storey front extension extends 2 metres forward from the building line. Windows are proposed on the side of the extension, however, given the single storey nature of the front extension, it is not deemed that the windows raise any overlooking concerns. Given the single storey nature, and as the proposal is approximately 6.5 metres from the boundary with the neighbouring property, there are no concerns on neighbouring amenity grounds relating to loss of light or overbearing.

Residential Amenity Space:

The proposed front porch extension would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons 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, CB9

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	28 January 2025

Earliest date for decision:	27 December 2024
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Recommendation agreed by: (Authorised Officer)	
Date:	28/01/25