

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251277
Site Address:	10 Laud Way, Wokingham, RG40 1SF
Expiry Date:	24 July 2025
Site Visit Date:	3 July 2025
Proposal: Householder application for the proposed erection of single storey front extension and pitched roof over the existing single storey front porch, plus part conversion of the garage to habitable accommodation with associated raising of the single storey flat roof, and changes to fenestration.	

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 CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES	
Internal	
WBC Highways – No objection subject to conditions WBC CIL – No comments	
External	
None	

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

APPRAISAL	
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 would have a pitched roof and would create a full width protrusion. This would be in keeping with other extended frontages in Laud Way and therefore would have an acceptable impact on the character of the area.

The raising to part of the garage roof is a minor alteration to the existing property, such that no objection is raised on character grounds. This enlargement would facilitate the conversion of the garage, which does not comprise any other significant external alterations.

Overall, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Due to the modest scale of the enlargements and position of the proposed windows, no impacts to neighbouring sites would occur.

Highway Access and Parking Provision: WBC Highways raise no objection to the development, subject to conditions relating to further parking details and requiring certain material for the additional driveway. On the basis that an acceptable parking plan has already been provided, and given the modest scale of the development, both conditions are considered to be unnecessary in this instance.

Notwithstanding the above, if the applicant is seeking to widen the existing dropped kerb, this would need separate consent from WBC Highways. An informative has been added for further information.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	Approve
Date:	7 July 2025
Earliest date for decision:	20 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	7 July 2025

PLANNING CONSTRAINTS/STATUS

Major Development Location of Wokingham