

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242401
Site Address:	23 Dalley Road, Wokingham, Wokingham, RG40 5BQ
Expiry Date:	18 November 2024
Site Visit Date:	23/07/2024 – See 241892
Proposal: Householder application for the proposed installation of 2 roof windows.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- 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 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

Application No.	Description	Decision & Date
241892	application advice for the proposed installation of 2 no. rooflights.	Replied, 31/07/2024

CONSULTATION RESPONSES

Internal
WBC CIL – The proposed development would not be CIL liable.
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, semi-detached property located in an established residential area. The surrounding area is primarily characterised by groups of semi-detached properties that are similar in design and appearance. This application seeks the installation of two rear facing Velux roof windows. 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 velux windows would be of appropriate design and scale and would not appear as incongruous features in their residential setting. As a result, the proposed roof windows would have an acceptable impact on the character of the area. Neighbouring Amenity: The new roof windows would be positioned approximately 28 metres from the north side boundary of no.5 Ayres Grove. As such, any overlooking or loss of privacy concerns would be minimal. Due to the nature of the proposals, there are no loss of light or overbearing concerns.

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:	28 October 2024
Earliest date for decision:	14 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	29.10.2024