

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242167
Site Address:	62 Walmer Road, Woodley, Wokingham, RG5 4PN
Expiry Date:	22 October 2024
Site Visit Date:	8 October 2024
Proposal: Householder application for the proposed single storey side extension which includes erecting an open canopy above the new entrance door and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Woodley)
Bat Roost Habitat Suitability
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 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 CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
67/68	Semi-detached bungalow	C/A – 11/07/1968

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a semi-detached bungalow located within a 1960s residential development in Woodley. The dwelling sits at the end of a row of bungalows set off the main street (Walmer Road) which are broadly uniform in form and appearance. The site benefits from a front garden space with parking and a garage space to the rear with playing grounds associated with Willow Bank School bordering the site to the north-east.

Proposal:

This application proposes the erection of 2no. single storey flat roofed side extensions to create a porch at the front and enlarge the existing kitchen at the rear plus fenestration changes. Both extensions would have a relatively modest width of approximately 1.7m and ridge height of 2.65m. The porch extension would be set back from the existing principal (front) building line by approximately 1m while the kitchen extension would not project beyond the existing rear building line.

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.

Design and Character of the Area:

The proposed porch extension would appear as a subservient addition to the host dwelling due to its siting well set back from the frontage and relatively modest size and scale. Although the proposed flat roof form would contrast the main gable roof form, its visual impact would be mitigated by its size and scale. Moreover, due to its siting it would not be visible from the main street scene.

The proposed kitchen extension would be a relatively modest increase of the existing footprint at the rear and is well designed in respect of matching the existing form and height of the existing flat roofed addition. The proposed rooflight is a minor addition to the roof plane and would not add any notable bulk. Moreover, the extension would

not be visible from the main street due to its position at the rear. The proposed external materials for both extensions would be in keeping with the existing, further mitigating the visual impact of the scheme.

While both extensions would be sited in very close proximity to the site's north-eastern boundary, and effectively enclose this gap, due to the siting of the proposal and the position of the host dwelling well set back from the main street scene the impact of openness would not be appreciable from any public vantage points. Therefore, while the proposal does not comply with the Borough Design Guide SPD in this respect, the impact on the character of the area would be minimal and the proposal is acceptable in this instance.

Overall, the proposal would have an acceptable impact on visual amenity and local character in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Due to the siting of the proposal extensions away from any adjacent neighbouring properties, and the existing front and rear building lines being respected, there are no concerns in respect of potential loss of light, overbearing or overlooking impact. Due to its modest ridge height and flat roof form, the proposal would not have any appreciable impact on the amenity of the adjoining playing fields. The proposal would therefore not introduce adverse harm to the amenity of neighbouring properties and land uses in accordance with Core Strategy policy CP3.

Other:

The proposal would not impact on the site's existing parking provision or any existing green infrastructure features. The proposed works would not impact on the existing roof, or other potential bat roost features, and therefore a bat survey is not required for the assessment of this application.

Subject to conditions, the application is acceptable and is therefore 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:	16 October 2024
Earliest date for decision:	17 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	16/10/24