

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242374
Site Address:	7 Garth Close, Winnersh, Wokingham, RG41 5LY
Expiry Date:	12 November 2024
Site Visit Date:	25 October 2024
Proposal: Householder application for proposed single storey side and rear extension.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Winnersh)
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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
12501	New porch	Approved 28/02/1980
051652	Proposed single storey front extension to dwelling to form porch.	Approved 26/04/2005

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Proposed Works:

This application seeks permission for the proposed erection of a single storey side and rear extension to the dwelling that would provide a shower room and larger dining area.

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 side/rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is not set on the boundary with a neighbouring property. However, the proposed extension is set on the boundary that is adjacent to a footpath that runs down the side of the property. But, given the proportionate scale and unimposing design of the extension, it is not deemed that it would have an overbearing impact on the footpath, and it would have an acceptable impact on the host dwelling and wider area. Additionally, with the brickwork and tiles matching the host dwelling, it is deemed that the visual effect of the extension would pose no harm to the character of the area.

Neighbouring Amenity:

The proposed side/rear extension is not on the boundary with any neighbouring properties, and given its single storey nature there are no concerns relating to overbearing or loss of light. Additionally, no windows are proposed on the side of the extension and therefore there are no concerns on overlooking grounds. Overall, the proposal poses no harm to neighbouring amenities.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion the implementation of a rear extension that extends 2.2 metres from the rear of the dwelling would result in a conflict with this guidance as the remaining

garden length would be reduced to 4.6 metres at one section, but the main garden space would be retained, and this has a length of 8.5 metres. Given that the plot is approximately 11.2 metres wide, there would still be an appropriate amount of garden space to facilitate the development, and it will not be detrimental to the enjoyment of the 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: 11 November 2024

Earliest date for decision: 9 October 2024

Recommendation agreed by:
(Authorised Officer)



Date: 11/11/24