

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250523
Site Address:	25 Kelsey Avenue, Finchampstead, Wokingham, RG40 4TZ
Expiry Date:	2 May 2025
Site Visit Date:	11 March 2025
Proposal: Householder application for the proposed single storey front extension to form a porch.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Location
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Finchampstead Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
171094	Householder application for the proposed erection of a single storey front extension and conversion of existing garage to habitable	Approve - 31 May 2017

	accommodation.	
062546	Householder application for the proposed first floor side extension to dwelling and single storey rear extension.	Approve - 18 July 2006

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is a two storey house on Kelsey Avenue. Where the application site is located, along with 3 other dwellings, is situated off of the main road (also Kelsey Avenue) giving the visual appearance of a small cul-de-sac. The main dwelling is far set back from the main road and public highway has limited vegetation present on at the front of the site owing to a large driveway which can accommodate fitting at least three cars.

The existing dwelling is compromised of dark brown bricking and tiling for the external framework of the property with white fenestration detailing.

Proposal:

Planning permission is being sought for the erection of single storey front extension.

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/ Character of the Area:

In terms of policy CP3 'General Principles for Development', point (a) states that proposed developments should be of an appropriate scale, mass, layout, built form, height, materials and character to the area together with a high-quality design. The proposed development matches the existing activity and character of the area.

The Borough Design Guide states that new front extensions should aim to accord with the following:

Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line.

Front extensions should not be more than one storey in height and should not project significantly forward of the front building line

Furthermore, the Borough Design Guide also states that porches should not extend beyond 2m forward of the building line. However, it does state that porches are classified as not enclosed extensions. This proposal is for a fully enclosed extension, however, nevertheless provides some further useful guidance regarding appropriate scale of development.

The proposed front extension to create a front porch would extend beyond the existing front elevational wall by 1.19 m and so is well below 2m. Furthermore, part of the extension would enclose the existing recessed porch. The extension would not exceed that of a single storey and so complies with the above referred to aspect of the Borough Design Guide. The eaves of the porch would be in line with that on the existing dwelling and proposed roof form compatible with the design of the main house.

There is some consistency in the design of the four properties on this part of Kelsey Avenue as all have recessed porch areas. However, there is some variation in the front elevations meaning that the properties are not wholly uniform. Whilst this property would be the only in Kelsey Avenue to have a porch projecting past the existing front building line,

the proposed design is not considered to have exceptional harm on the current street scene. Furthermore, there are similar schemes that have been approved and implemented in the wider area. For example, No 17 Kelsey Avenue has had a similar scheme for a front porch approved and implemented (WBC Ref. 010953). Furthermore, a larger porch was approved at the application site (WBC Ref. 171094 - see planning history). This proposal is for a similar but smaller design. As such, this previous approval also highlights that a new porch in this location is acceptable.

Overall, due to modest projection and design of the extension, it is considered that it would not substantially harm the existing character of the area and street scene. It will be conditioned that materials will match those found on the existing dwelling, as has been specified by the applicant.

Neighbouring Amenity:

Policy CP3 states that development should not have any detriment to amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed development would not incorporate any side windows, the only window shown on the plans and elevation is a front facing window. As there is a extensive distance between the neighbouring properties the relationship the application site has with the neighbours would not be affected. This would result in minimal overlooking.

Loss of Light:

A 45 – degree angle test was performed on the direct neighbour to the left No 27 Kelsey Avenue from the nearest habitable room and this line was not breached. The proposal will not result in a substantial loss of light to this neighbouring property.

Overbearing:

The modest projection of the development (1.19 m) would not result in substantial overbearing for either neighbour.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

WBC Highways were consulted and reviewed the proposal. As the proposal is not resulting in additional habitable accommodation it is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. No negative impacts on abilities for cycle storage are expected, which is acceptable.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

The application site was identified to be in a potential bat roosting site, however as the proposal would not result in any modifications to the main roof or demolition work of any kind. The proposal is not considered to have any adverse implications on potential bats roosting within the property.

Conclusion:

In consideration of the assessment made above the proposal is considered acceptable and 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 subject to conditions: 1. Full planning permission – 3 Years 2. Approved details 3. Materials
Date:	2 April 2025
Earliest date for decision:	28 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	03/04/25