

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242179
Site Address:	19 Coppice Road, Woodley, Wokingham, RG5 3QX
Expiry Date:	21 November 2024
Site Visit Date:	4 October 2024
Proposal: Householder application for the proposed erection single storey front and side extension along with a garage extension followed by the demolition of the existing detached garage.	

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
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 Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
135/58	Semi-Detached House	C/A – 08/07/1958

CONSULTATION RESPONSES

Internal

WBC Ecology Householder: No comments received

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 two storey semi-detached dwelling located within a late 1950s residential development in Woodley. The dwelling sits towards the western end of a row of semis which sit on higher ground than the highway (Coppice Road) and subsequently benefits from ample amenity space to the front. Within this section of Coppice Road garages are predominantly sited to the side of the main dwelling or are integral.

Proposal:

This application proposes the erection of a single storey front/side extension following the demolition of the existing detached garage. The proposal is relatively modest in terms of its size and scale, with a total ridge height of 3.4m the extension would project beyond the existing principal (front) building line by approximately 1.15m. The extension would create a new porch and a replacement garage, with the existing gap between the garage and No.17 Coppice Road adjacent retained.

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:

Coppice Road has a relatively varied street scene with differing examples of front extensions visible in terms of size, form and appearance. The proposal would respect the staggered building line and would appear as a proportionate addition due to its modest depth. Moreover, it would mirror the very similar development carried out at the adjoining semi (No.21) in terms of its depth, height and form. The proposal would therefore be in keeping with the character of the area.

While the proposal would be sited in very close proximity to the side (flank) elevation of No.17 adjacent, this would not constitute a change from the existing gap at ground floor level and is a common relationship within the immediate street scene. Moreover,

the visual impact of the proposal would be further mitigated by the proposal remaining well set back from the site's frontage and the use of matching external materials to the existing dwelling.

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

Neighbouring Amenity:

Due to the proposal being set well back from the shared boundary with the adjoining semi (No.21), retaining the existing separation distance with No.19 adjacent to the east and respecting the principal building line there are no concerns relating to potential impact on neighbour amenity in terms of loss of light, overbearing or overlooking impact.

Other:

The proposal would not impact on the site's existing parking provision or on existing soft landscape features. The proposed works would not impact the main roof, or any other potential bat roost features as confirmed within the submitted Daytime Bat Assessment, and therefore no further bat surveys are 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:	13 November 2024

Earliest date for decision:	17 October 2024
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Recommendation agreed by: (Authorised Officer)	
Date:	14/11/24