

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242239
Site Address:	16 Foxglove Close, Wokingham, RG41 3NF
Expiry Date:	28 October 2024
Site Visit Date:	18/09/2024
Proposal: Householder application for a single-storey rear extension. (Retrospective).	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone

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 CC05 – Renewable Energy and Decentralised Energy Networks TB23 – Biodiversity and Development
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
030352	Proposed single storey rear extension to dwelling.	Approved, 27/01/2024

CONSULTATION RESPONSES

Internal
WBC Enforcement – No comments received.
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, detached property located in an established residential cul-de-sac. The surrounding area is characterised by detached properties that are similar in design and appearance. 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 story rear extension would have a part hipped roof and would protrude 4 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area. Neighbouring Amenity: With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns. In terms of overbearing and loss of light impacts, the proposals are suitably located and of modest proportions not to pose any unreasonable concerns to any neighbouring properties. Impact on rear amenity space: The proposal would not adversely impact the rear amenity space of the dwelling.

Ecology (bat survey not required)

The site is located in habitat which matches where bat roosts have previously been found in the borough. There are no hanging tiles on the rear elevation and no features with bat roost potential are likely to have been disturbed, therefore, a bat survey is not deemed necessary. However, given that a nearby neighbouring property at 1 Jasmine Place (65mtres to the north) is known to support bat roosts, an informative is included advising the applicant of their obligations under the legislation in terms of protected species.

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:	13 October 2024
Earliest date for decision:	24 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.10.2024