

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241870
Site Address:	Sarandi, Forest Road, Binfield, Wokingham, RG40 5SA
Expiry Date:	24 October 2024
Site Visit Date:	23 August 2024
Proposal: Householder application for the proposed erection of a two storey side extension and single storey rear extension following the demolition of the existing single storey rear extension, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Green Routes and Riverside Paths
Heathrow Aerodrome Consultation Zone
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Countryside (CP11)
Great Crested Newt Consultation Zone – Green Risk Zone
Ground Water Zones
Nuclear Consultation Zone
Tree Preservation Orders
Landscape Character Assessment Area
SSSI Impact Risk Zones
Green Routes and Riverside Paths Consultation Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No relevant planning history for the site.		

CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC Landscape and Trees – No objections on landscape and vegetation harm
WBC CIL – Development is not CIL liable
WBC Ecology Householder – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One representation received: - No objection to the building changes but want to ensure a party wall agreement will be kept in place following construction (Officer comment: Such agreements are covered by the Party Wall etc Act 1996 and must be dealt with separate from the planning process.)

APPRAISAL

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 outside of development limits and therefore subject to assessment under Policy CP11 of the Core Strategy. Policy CP11 does not permit development outside of development limits unless it falls within the following exemption criteria:

1. It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
3. It is contained within suitably located buildings which are appropriate for

conversion, or in the case of replacement buildings would bring about environmental improvement; or

4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
5. In the case of replacement dwellings the proposal must:
 - Bring about environmental improvements; or
 - Not result in inappropriate increases in the scale, form or footprint of the original building.
6. Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
7. Affordable housing on rural exception sites in line with CP9.

Criterion 4 is relevant in this instance; the proposed rear extension largely replicates the footprint of the existing rear extension and would be a modest addition to the dwelling. With regards to the side extension, it is modest in width and well enclosed within the site's development envelope. Overall, the proposals would not result in inappropriate increases in the scale, form or footprint of the original building and are therefore compliant with CP11 in principle.

Character of the Area:

The proposed single storey rear extension would have a flat roof and would protrude approximately 5.3 metres from the rear of the dwelling. As it would be well screened from the roadside, it would have an acceptable impact on the character of the area.

The proposed two storey side extension would have a gable roof form and would be legibly set back and down from the dwelling's principal building line and roof ridge line. The extension would also retain an adequate separation distance of 1 metre from the eastern side boundary. Overall, the extension would be a subservient addition to the host dwelling and would have an acceptable impact on the character of the area, whilst also respecting the architectural symmetry of the semi-detached pair the host dwelling forms a part of.

Neighbouring Amenity:

Overlooking:

The nature of the rear extension raises no overlooking concerns.

The front and rear fenestration on the side extension maintains the same outlook as the existing fenestration which is acceptable. The side windows in the rear extension would outlook onto the eastern boundary treatment which is acceptable.

Loss of Light & Overbearing:

The depth of the rear extension is less than that of the existing rear extension and would continue to retain a 1 metre separation distance from the boundary shared with 'The Rise'. With this in mind, the extension would have no further adverse overbearing or loss of light impacts on either adjacent neighbouring property.

The two storey side extension retains an adequate separation distance of 1 metre from the eastern side boundary shared with 'The Rise'. The only fenestration on The Rise's western elevation is a small study window and a bathroom window and combined with their orientations and the distances between the built development,

there would be no adverse loss of light or overbearing impacts on this fenestration.

Highway Access and Parking Provision:

The existing driveway retains adequate parking provision to serve the dwelling. WBC Highways subsequently have no objections.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and the footprint of the extensions are modest in scale. The proposals would therefore have no adverse flooding or drainage impacts.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

A preliminary Bat Roost Assessment and subsequent Emergence Survey report (John Wenman Ecological Consultancy) was submitted in support of this application. The results of the emergence surveys concluded that no bats were observed emerging from the property however the number of small and medium sized bat dropping found internally had increased since the preliminary survey was taken. As such, it was concluded that the roof void is used as a day roost.

The Ecologist concluded that a European Protected Species (EPS) mitigation licence will be required for the works to proceed lawfully. Details of this licence will be required to be submitted prior to the commencement of development and will be secured via condition.

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:	Yes

Recommendation:	Approval
Date:	21 October 2024
Earliest date for decision:	10 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.10.2024