

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250643
Site Address:	4 Monkshood Close, Wokingham, RG40 5YE
Expiry Date:	2 June 2025
Site Visit Date:	23 April 2024
Proposal: Householder application for the proposed erection of a single storey side extension. Plus, the installation of roof lights and changes to fenestration. Following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Major Development Location - Wokingham
Great Crested Newt Consultation Zone
Great Crested Newt Consultation Zone Householder

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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Ecology Newts – No objection

External

None Consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The site relates to a two-storey, detached dwelling in Wokingham. The site is located down a quiet residential cul-de-sac. The immediate surrounding area is characterised by other large, detached dwellings which are similar in architectural design. All surrounding dwellings benefit from traditional features including large driveways, front lawns and double garages.

Proposal: This application seeks permission for the erection of a single storey side extension with rooflights which will measure approx. 2.3m in width, 5.66m in length and 3.6 m in height, following the demolition of the existing conservatory.

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 site is located down a residential cul-de-sac. The proposed side extension will create a utility room. The development will measure approx. 2.3m in width, 5.66m in length and 3.6 m in height.

Proposed materials for the exterior are facing brickwork to match the existing dwelling. The development proposes a pitched roof formation, materials used for the roof will be interlocking concrete tiles to match the existing roof. As for fenestration, there will be a door for access to the rear garden and window on the rear elevation and two rooflights on the side elevation of the roof. All windows and doors will be Upvc to match the existing dwelling.

The Wokingham Borough Design Guide (BDG) includes guidance in terms of shape, size and design for side extensions, the guidance follows:

- *A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width.*

- *Side extensions should not generally project forward of the building line on the street frontage(s).*

The development will not project forward of the building line. A 1.02 meter gap will be retained between the development and the boundary. As the proposed development is a replacement of the existing conservatory/utility, the extension will not increase the footprint of the property therefore the only significant difference between the existing dwelling and proposal will be the exterior materials.

Although the proposal is a side extension, the development will be screened from the street scene by the double garage at the front of the property, as a result the proposal will not be visible from the street scene, having no significant impact on the character of the area in accordance with policy CP3 of the core strategy.

Neighbouring Amenity:

Overlooking:

The development does not propose any side windows and is single storey, therefore there are no concerns of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of No. 3 Monkshood Close. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

As the development is single storey and doesn't increase the footprint of the dwelling, there are no concerns of overbearing.

Ecology:

The site falls within a red great crested newt impact risk zone as there is a pond immediately adjacent to the site. An ecological survey was submitted by the applicant.

The Council's Ecology Officer for great crested newts has reviewed the plans and proposal and concluded that the application site is bounded by impermeable wooden fencing which is likely to prevent amphibians from accessing the site. This further reduces the potential for impacts. However, given the proximity of the adjacent pond, the possibility that great crested newts may be present within the application site cannot be entirely ruled out. The officer has recommended an informative which will be attached on the decision notice.

Conclusion: Subject to conditions, this application is acceptable and 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:	7 May 2025
Earliest date for decision:	30 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	07/05/25