

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242300
Site Address:	37 Carey Road, Wokingham, RG40 2NP
Expiry Date:	4 November 2024
Site Visit Date:	18/09/2024
Proposal: Householder application for the proposed single storey side extension.	

PLANNING CONSTRAINTS/STATUS

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

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 CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
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
-----------------	-------------	-----------------

142965	Proposed erection of two storey side extension to dwelling, following demolition and removal of existing conservatory and garage.	Approved, 27/03/2024
--------	---	-------------------------

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections, subject to a condition.
WBC CIL – The proposed development would not be CIL liable.

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 house located in an established residential area that is characterised by detached, semi-detached and terrace properties that vary in style and architecture. A number of properties have benefited from extensions to the front, side and rear of the property.

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 storey side extension would have a hipped roof and would extend approximately 3.5 metres towards the east side boundary. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

Neighbouring Amenity:

With regards to the new ground floor rear window, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

In terms of overbearing and loss of light impacts, the proposal is suitably located and of modest proportions not to pose any unreasonable concerns to any neighbouring properties.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping. The Council's Drainage Officer has reviewed the application and has noted that the drainage details have not been provided and the existing drainage details has not been mentioned. The Drainage Officer has subsequently recommended a condition be implemented which secures details of the surface water drainage system of the site prior to the commencement of development.

However, the Local Planning Authority consider this condition too onerous when compared to the scale of the development; the increase in hardstanding would be minimal. As such, the remaining permeable land around the site would be considered sufficient enough to as not adversely impact the flood risk of the site and the surrounding dwellings.

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:	15 October 2024
Earliest date for decision:	30 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.10.2024