

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250096
Site Address:	17 Godstow Close, Woodley, Wokingham, RG5 4LE
Expiry Date:	18 March 2025
Site Visit Date:	21 January 2025
Proposal: Householder application for the proposed single storey front extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
SSSI Impact Risk Zones

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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
050316	Proposed single storey side extension to dwelling and single storey rear conservatory.	Approve - 28 October 2005

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comment

External – None

REPRESENTATIONS

Parish/Town Council	Woodley TC – No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached house located in an established residential area that is characterised by mostly semidetached 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 front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient to the host dwelling and there are other examples of front porch extensions of various sizes and designs in the surrounding street scene. Consequently, it is considered that the proposal would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Due to the proposed front extension being single storey and modest in design, it would have no adverse impact in terms of a loss of light, overlooking or overbearing.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and concluded that as there are no additional habitable rooms being created, and that there is no impact on the existing parking provision, that there is no need for any additional parking spaces to be provided.

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:	No
Recommendation:	Approve
Date:	12/2/25
Earliest date for decision:	11 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.02.2025