

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242488
Site Address:	30 Lunds Farm Road, Woodley, Wokingham, RG5 4PY
Expiry Date:	26 November 2024
Site Visit Date:	29 October 2024
Proposal: Householder application for the proposed single storey front extension to form porch.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Woodley

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
240350	Application for a certificate of lawfulness for the proposed erection of a single storey front extension to form porch, following demolition of existing open porch.	18/03/2024 Approve

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council

Woodley Parish Council reviewed this application and have no objections.

Ward Member(s)

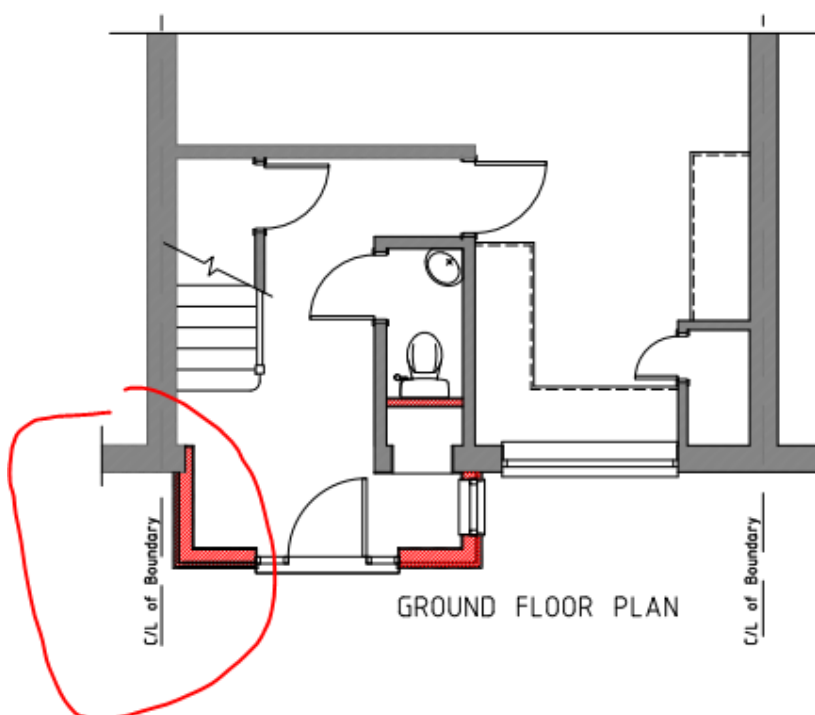
No comments received

Neighbours

2 neighbours commented on this application, the comments are summarised below:

- It is believed that the plans and CIL form are incorrect because the porch encroaches onto our property.

Officer Comments: The agent submitted Certificate of Ownership - Certificate A with this application which states the development will be completely on the owner's land. The agent was queried whether this was the correct certificate, which they confirmed it was and stated that the development was 100% within the applicant's ownership. The plans submitted appear to show the development entirely within the application site (as demonstrated by the extract of the proposed ground floor layout below).



Regardless, potential disputes over land ownership are civil matters and not a material planning consideration. Hence, the Council will not involve itself on such issues.

While the submitted plans appear correct in terms of the development's location adjacent to the property boundary, an informative is recommended to draw the developer's attention to the fact that the granting of planning permission does not authorise access on, over or under neighbour's land or property without first obtaining their consent, and does not

	<i>obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.</i>
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APPRAISAL

Site Description:

The site relates to a 1950s two-storey terraced dwelling in Woodley. The surrounding area is characterised by semi-detached and terraced residential houses. The site is located on a secondary road branching off the main road. There is a large patch of grassland with small trees between the houses and main street, enhancing the openness of the street scene. All dwellings benefit from front lawns or driveways, additional on street parking and external garages. Surrounding dwellings are uniform in shape, size and design.

The sites façade includes white rendered walls with white wooden cladding on the upper level. The site has a pitched roof and is located mid-terrace. The front of the site benefits from a pebbled driveway and paved pathway leading up the front door. To the rear, the site benefits from a garden with boundary fencing and small trees.

Proposal:

This application proposes a front porch which measures 3.3 meters in width, 1.02 meters in length and 2.68 meters in height.

This application is part retrospective. The development has already been started, the photos below show the extent of the development as of the office site visit (29th October).



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 in an area characterized by residential dwellings. The proposed front porch will measure 3.3 meters in width, 1.02 meters in length and 2.68 meters in height. White render and white cladding will be used for the development to match the existing dwelling with white UPVC windows to match the existing. The roof will be a flat formation of concrete tiles to match the main roof.

The proposal will include two long windows either side of the front door and a small side window on the southern side of the development.

The Wokingham Borough Design Guide (BDG) gives guidance on front porches in terms of scale and design it states the following:

- Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set back further back from the street than the prevailing building line.
- Porches should generally project less than 2m forward of the building line.

The site is set back from the street frontage (8.8 meters). As well as this, the front porch only projects 1.02 meters in front of the building line, therefore the proposal is modest and acceptable in terms of scale and design.

Within the vicinity, there are multiple examples of similar developments to the proposal. No.24 and No.22 Lunds Farm Road are two examples of dwellings which both have front porches of a similar design and size. As a result, the proposal will not have significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Neighbouring Amenity:***Overlooking:***

The proposal will have a small side window on the southern elevation of the development, the porch window is on ground floor level and will not result in a loss of privacy to the adjoining neighbour (32 Lunds Farm Road) given the very oblique views between the windows of these properties. Therefore, is acceptable and the proposal will not cause any significant concern of overlooking or loss of privacy.

Loss of Light:

Due to the limited height and bulk of the development, there will be no loss of light to either neighbour's habitable room windows.

Overbearing:

Due to the limited height and bulk of the development, there are no concerns of overbearing presence when viewed from neighbouring properties.

Conclusion:

Subject to conditions, this application is acceptable and 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:	30 October 2024
Earliest date for decision:	28 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	31/10/24