

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241988
Site Address:	Beamiss Lodge, The Village, Finchampstead, Wokingham, RG40 4JR
Expiry Date:	4 November 2024
Site Visit Date:	24 September 2024
Proposal: Householder application for proposed front single storey extension.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Local Plan Update Submitted Sites
Great Crested Newt Consultation Zone Minor

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
011984	Proposed single storey rear extension to	Approved

	dwelling plus front porch extension.	12/03/02
--	--------------------------------------	----------

CONSULTATION RESPONSES

Internal

WBC Ecology Householder: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: No objections
---------------------	---

Ward Member(s)	No comments received
----------------	----------------------

Neighbours	No comments received
------------	----------------------

APPRAISAL

Site Description: Detached bungalow

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.

Principle- Countryside: The application site is situated within countryside and is therefore subject to Policy CP11 of the Core Strategy. CP11 does not permit development outside of development limits unless it falls within exemption criteria including:

2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and

4. In the case of residential extensions, it does not result in inappropriate increases in scale, form or footprint of the original building;

The proposed single storey front extension represents a minor addition that is proportionate to the existing dwelling and it would not have any adverse impact upon the countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The Borough Design Guide states that “*front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line*”. The pitched roof front extension would only be 1 storey in height and not project forward of the building line, thus complying with the BDG. The front extension is considered to be modest in size and scale, with the roof form matching the main dwelling as well as the roof height being set down and lower than that of the main dwelling. Therefore, a subservient feature which would not harm the street scene.

The front extension also includes adding 1 roof light, which is a minor addition and would not harm the character of the area.

The face brick and roof tiles are to match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity: Given the front extension is only single storey there are no concerns with regards to loss of light or overbearing.

The new window in the front elevation as part of the en-suite will be obscured glazed as stated in plans 167/200 REV A & 167/201 REV A.

Ecology: The officer is satisfied that the daytime walkover internal and external inspection survey effort and methodology area adequate for the Ecologist to conclude that there is currently no potential roost features. The officer agrees with the ecologist that the property can be characterised as having negligible potential to support roosting bats. There are no ecological objections to the development as proposed.

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:	4 November 2024
Earliest date for decision:	3 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	04.11.2024