

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242168
Site Address:	10 Marathon Close, Woodley, Wokingham, RG5 4UN
Expiry Date:	19 October 2024
Site Visit Date:	10 September 2024
Proposal: Householder application for proposed part single storey, part two storey rear extension and single storey front extension alongside changes to existing fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Woodley)
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay
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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
32457	Detached house & garage	C/A – 12/04/1989
23796	Outline application for residential development	C/A – 25/07/1985

CONSULTATION RESPONSES

Internal

WBC Highways: No objection
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site is a detached two storey dwellinghouse located within the 1990's Woodley Airfield residential development. The dwelling sits within a cluster of four dwellings set off the main street (Marathon Close) which are similar in style but have a varied form and appearance. The site benefits from a detached garage and parking area to the side and a front garden space. Proposal: This application proposes the erection of a part single storey, part two storey rear extension and a single storey front extension. The rear extension would have a total depth of approximately 4m, the single storey element would extend across almost the full width of the main dwelling while the first floor element would have a total width of 8.35m with a staggered depth. The front extension would have a total depth of approximately 2.95m including the bay window and would encroach the existing principal (front) building line by approximately 0.6m. 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. Design and Character of the Area: In contrast to the 2no. detached dwellings opposite the site (Nos. 8 & 9 Marathon Close), the main dwelling sits well forward of No.11 adjacent and subsequently benefits from a deeper residential plot compared to neighbouring properties. The site's frontage appears fairly innocuous within the wider street scene of Marathon Close due to its orientation and position set well back from the highway.

Although the proposed rear extension is of a considerable depth, due to the size of the plot and the approximate 15m deep rear garden space retained it would appear as a proportionate addition to the host dwelling. Moreover, it would be well set in from the rear building line established by the detached garage and No.11 Marathon Close adjacent.

The first floor element of the proposal is well designed, set down from the main ridgeline with a similar gable roof form it would appear as a subservient addition to the original dwelling. Moreover, the proposal would be set in from the side boundaries of the site and the proposed external materials would be in keeping with the existing dwelling. Therefore, the proposed rear extension would not appear bulky or be synonymous with overdevelopment of the residential plot.

The proposed single storey front extension would effectively infill the site's existing frontage and would only marginally encroach beyond the existing principal building line. The proposed mono-pitched roof form would relate well with several neighbouring examples of front extensions while the proposed bay window would mirror the site's existing frontage.

Overall, the proposal would have an acceptable impact on visual amenity and local character in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Overlooking: 1no. first floor window is proposed on the existing north-eastern elevation, this would face onto the adjacent public highway (Hurricane Way) rather than directly onto any private amenity space and would therefore not introduce any adverse overlooking impact. No additional first floor side facing windows are proposed.

The site does not have a traditional back to back relationship with any neighbouring properties. Nonetheless, the proposal would retain a separation distance of approximately 15m from the shared boundary with No.12 Marathon Close adjacent which would not introduce any adverse overlooking impact over and above the existing relationship and is therefore acceptable.

Loss of Light and Overbearing: The proposal would retain a minimum separation distance of approximately 6.10m from the shared boundary with No.11 Marathon Close adjacent. Due to the existing separation distance being retained, and the proposal not encroaching the shared rear building line with No.11, there are no concerns in respect of potential loss of light or overbearing impact.

Overall, the proposal would not introduce any adverse harm on the amenity of neighbouring properties in accordance with Core Strategy policy CP3.

Subject to conditions, the application is acceptable and is 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:	14 October 2024
Earliest date for decision:	17 September 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	14/10/24