

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250091
Site Address:	72 Shipridge Drive, Spencers Wood, Wokingham, RG7 1TL
Expiry Date:	18 March 2025
Site Visit Date:	3/2/25
Proposal: Householder application for the proposed erection of a single storey side extension.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	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

PLANNING HISTORY – None

CONSULTATION RESPONSES

Internal

WBC Ecology Newts – No objection

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description and procedural:

The application site relates to a two storey, corner plot, detached property located in an recently built residential area. The surrounding area is characterised by detached and semi-detached that are similar in design and appearance.

As this is a corner plot, the side extension would be in the private garden of the property, hence despite the development being a side extension, it will be assessed in line with the criteria for a rear extension.

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 development is set close to the front boundary of the property; however, it is significantly screened by solid boundary treatment, and is clearly subservient to the host dwelling. It is considered that there is no harmful impact on the character of the area.

Neighbouring Amenity:

The development is set well away from the neighbour at number 70, has no windows on the elevation facing the neighbour and is designed at a modest eaves height of approximately 2.5 metres. There would be no harmful impact on neighbouring amenity.

Ecology:

The WBC Ecology officer has reviewed the application and despite the development being in a 'Red' risk zone, there are no concerns regarding the works impacting Great Crested Newts due to the built-up residential area the development is proposed in.

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:	11 February
Earliest date for decision:	11 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.02.2025