

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252207
Site Address:	17 Hertford Close, Wokingham, RG41 3BH
Expiry Date:	17 November 2025
Site Visit Date:	23 September 2025
Proposal: Householder application for the proposed erection of a porch and entrance ramp to facilitate wheelchair accessibility.	

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
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
981037	Proposed Two Storey Side Extension to Dwelling	Approve 19.02.1998

CONSULTATION RESPONSES
Internal
WBC Highways- No objection subject to conditions (and reasons).
External
N/A

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

APPRAISAL
Site Description:
The application site consists of a large two-storey semi-detached property located in a cul-de-sac on Hertford Close within the major development of Wokingham.
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, in the major development location of Wokingham- and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.
Character of the Area:
CP1 of the Core Strategy requires the proposed erection of entrance and ramp to facilitate wheelchair accessibility to maintain or enhance the high quality of the environment.
CP3 of the Core Strategy requires the proposed erection of entrance and ramp to facilitate wheelchair accessibility to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.
The proposed development involves an erection of a small front extension to create an entrance and a ramp to facilitate wheelchair accessibility.
The proposed front porch would have a height of c.3.54m, width of c.3.26m and depth of c.2.24m.
The Borough Design Guide states that " <i>Porches (i.e. not fully enclosed extensions) should generally project less than 2m forward of the building line.</i> " The proposed porch extends c.2.3m from the existing main dwelling, which is 0.3m over the recommended measurement, however this can be accepted as the technical breach is minimal. This extension adheres to the guidance in the Borough Design Guide as the building is set back from the street. In this case, the absence of a uniform building line ensures that there is no significant harm to the character of the area.

The proposed porch is subservient to the existing built form as the materials used to construct the conversion will be made to match the rest of the main dwelling. These are identified on the application form to consist of facing brickwork walls, concrete tile roof and UPVC windows.

The proposed external wheelchair ramp will provide access to the ground floor via the front door, going across the south-west side of the dwelling providing access from the designated area for parking cars. The property is set back from the street and therefore the proposed ramp poses no detrimental harm to the character of the area.

Neighbouring Amenity:

Overlooking:

The proposed entrance is single storey, and there are no windows located on the side facing the neighbouring property therefore would not introduce any outlook across neighbouring properties and there no concerns with regards to overlooking or any loss of privacy.

Loss of Light:

The proposed entrance is located central to the dwelling and is located c.2.94m away from the neighbouring garage (118), which is closest to the boundary, therefore are no concerns are raised with regards to loss of light.

Overbearing:

The proposed entrance is single storey and has a height of c.3.54m, it is not located directly next to the neighbouring property (118) as there is no set building line, therefore no concerns are raised with regards to overbearing.

Highway Access and Parking Provision:

The Council's Highways Officer states "*The revised ramp and parking provisions do not encroach the public highway, which are acceptable.*" Accordingly, it is not considered that the development would lead to unacceptable harm with regard to highway safety issues or congestion. No further objections are raised with respect to parking provision.

Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

In conclusion, the proposed erection of entrance and ramp to facilitate wheelchair accessibility would not detrimentally harm the character and appearance of the area and would not harm neighbouring amenity. It is compliant with CP1 and CP3 OF the Core Strategy as well as the provisions of the Borough.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	Approved
Date:	5 November 2025
Earliest date for decision:	13 October 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.11.2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant

Aerodrome Safeguarding: Heathrow Consultation Zone

Historic Flooding Points Consultation Zone

Risk of Flooding from Surface Water

Great Crested Newt Impact Zones

SSSI Impact Risk Zones

Water Utility Consultation Zones