

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243225
Site Address:	45 Hatch Ride, Crowthorne, Wokingham, RG45 6LF
Expiry Date:	17 February 2025
Site Visit Date:	10 January 2025
Proposal: Householder application for the proposed erection of a single storey rear 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

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey semi-detached dwelling.

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.

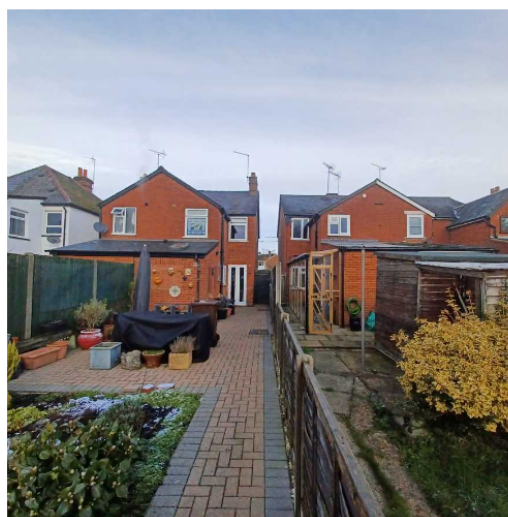
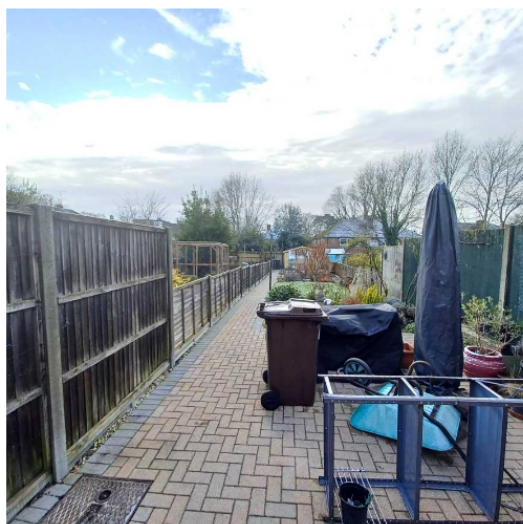
The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built 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 single storey pitched roof rear extension would be approx. 10.24m in length, 3.70m in width and 3.06m in height. It includes adding a side door facing no.43, 2 small windows with a double door and 2 rooflights. The proposal exceeds the recommended 4m depth for extensions advocated within the Borough Design Guide. However, the host property has a very long garden and there are similar sized extensions in the surrounding area for example 61 Hatch Ride (see figure below). Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.



Neighbouring Amenity:

Overlooking: The introduction of the windows and double door to the rear which overlooks onto the garden is an expected outlook within residential developments, therefore it would not result in significant harmful overlooking. The existing 1.8m high close board fencing as labbed on plan PG NO: 07, would screen the majority of the rear extension, but the fence line lowers in height (see below). Whilst the fence line is low, the neighbour could build a 2m high fence under permitted development without planning permission.



The new side door facing no.43 would be screened by the 1.8m high close board fencing.

Loss of Light/Overbearing: Given the extension is single storey there are no concerns with regards to loss of light or overbearing.

Highway Access and Parking Provision: The proposal will increase the total numbers of habitable rooms from 3 to 4. The retainment of two existing parking spaces is acceptable for this proposal.

Ecology: The officer is satisfied that the survey methodology and effort are adequate to support the Ecologist's conclusion that there are currently no features on the extension which could be utilised by roosting bats and that there is negligible potential for roosting bats within the extension. There are no ecological objections to the development as proposed.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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 February 2025
Earliest date for decision:	18 January 2025

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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.02.2025