

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250155
Site Address:	16 Cantley Crescent, Wokingham, RG41 1NX
Expiry Date:	26 March 2025
Site Visit Date:	24/02/2025
Proposal: Householder application for the proposed single storey rear extension, plus the addition of one sky light and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 CP6 – Managing Travel Demand CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
020026	Proposed front porch extension to dwelling.	Approved, 12/08/2002

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections, subject to a condition.
WBC CIL – The proposed development will not be CIL liable.

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

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

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 proposed single story rear extension would have a flat roof and would protrude approximately 3 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

Neighbouring Amenity:

The proposed extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

With regards to the new ground side floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Amenity Space:

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. The Council's Drainage Officer has reviewed the application and has noted that the drainage details have not been provided and the existing drainage details has not been mentioned. The Drainage Officer has subsequently recommended a condition be implemented which secures details of the surface water drainage system of the site prior to the commencement of development.

However, the Local Planning Authority consider this condition too onerous when compared to the scale of the development; the increase in hardstanding would be minimal. As such, the remaining permeable land around the site would be considered sufficient enough to as not adversely impact the flood risk of the site and the surrounding dwellings.

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:	Approval
Date:	13 February 2025
Earliest date for decision:	19 February 2025

**Recommendation
agreed by:
(Authorised Officer)**

MC

Date:	25.02.2025
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