

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250408
Site Address:	14 Tattersall Close, Wokingham, RG40 2LP
Expiry Date:	17 April 2025
Site Visit Date:	08/04/25
Proposal: Householder application for proposed single storey rear extension with flat roof and 1 No. roof light, including replacement of existing pitched roof over single storey side structure with a continuation of extension flat roof.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – None

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection

WBC Ecology – No Objection
External
None

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

APPRAISAL
Site Description: This application relates to a large two storey detached dwelling located at the end of a cul-de-sac in an established residential area. 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 development seeks to extend to the rear, linking in with the existing single storey side extension. This proposal also alters the roof form on the existing single storey extension to be flat, providing consistency throughout all single storey elements of the dwelling. As the extension is at the rear of the property, it will not be seen from the public realm and therefore have no impact on the character of the area. The change from pitched roof to flat roof will be visible, but as it is a minor change, the impact on the character of the area is deemed to be acceptable. Neighbouring Amenity: As the proposed works are single storey and set a good distance away from neighbouring boundaries and dwellings, there are no concerns regarding impact on neighbouring amenities. Highway Access and Parking Provision: The WBC Highways officer has reviewed this application and has no concerns as

there is already an extensive parking provision and this proposal does not add any habitable rooms.

Ecology:

The WBC Ecology officer has reviewed this application and is satisfied that the survey methodology and effort displayed in the submitted PRA are adequate for the ecologist to conclude that the building currently has no suitable features to support roosting bats.

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:	08/04/25
Earliest date for decision:	14 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11/04/25