

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243155
Site Address:	Halfway Up, The Street, Swallowfield, Wokingham, RG7 1QY
Expiry Date:	3 April 2025
Site Visit Date:	26/03/2025
Proposal: Householder application for the proposed single storey rear and side extension following demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
JCEB Mineral Safeguarding Areas
Flood Zones 2 and 3
Flood Zone 3

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
070343	Proposed erection of a single storey rear	Approved -

	extension to form conservatory plus single storey side extension to kitchen and insertion of new windows to side.	15/2/07
010929	Proposed single storey rear extension to dwelling to form conservatory.	20/11/01
990285	Proposed Erection Of Garden Wall And Formation Of New Access	Approved – 14/7/99
960732	Proposed Two Storey Side Extension And Erection Of Detached Garage	Approved – 2/7/96
44942	Proposed two storey side extension to form lounge and family room with 2 bedrooms and shower room over demolition of existing garage and erection of new detached double garage	Approved - 10/11/95

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions, addressed in officer report

REPRESENTATIONS

Parish/Town Council	Swallowfield PC – no comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by 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 hipped lean to roof and would protrude approximately 2.4 metres from the rear of the dwelling and 0.5 metres from the west side flank wall of the dwelling. As only a very small section would be visible from the street scene, it would not adversely impact the character of the area.

Neighbouring Amenity:

The proposed single storey rear extension is modest depth and design, and the eaves height would not exceed 3 metres within 2 metres of the site boundary (approximately 2.4 metres). Consequently, there are no loss of light or overbearing concerns. As the extension is single storey, and the extension is screened by solid boundary treatment, there is no concern around the overlooking of neighbours.

Flooding and Drainage:

The WBC Drainage officer has reviewed this application and has no objection subject to the implementation of a number of pre-commencement conditions regarding the drainage system of the development. These have been agreed to by the applicant and thus included on the decision notice.

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:	Yes
Recommendation:	Approve
Date:	17/3/25
Earliest date for decision:	27 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.03.2025