

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250145
Site Address:	58 Watmore Lane, Winnersh, Wokingham, RG41 5JT
Expiry Date:	20 March 2025
Site Visit Date:	11 February 2025
Proposal: Householder application for the proposed single storey side and rear extension, plus and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP7 – Biodiversity 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

PLANNING HISTORY

Application No.	Description	Decision & Date
242706	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.26m, for which the maximum height would be 4.00m and the height of the eaves 2.40m.	Withdrawn: November 2024
190042	Householder application for proposed erection of two storey rear/side extension, following the demolition of existing conservatory plus part single storey front extension to form porch	Approved: February 2019
182176	Householder application for the proposed erection of part single storey, part two storey rear/side extensions, following demolition of existing conservatory.	Approved: September 2018
172820	Householder application for the proposed erection of a two storey, single storey rear	Refused: December 2017

	extensions, following demolition and removal of existing conservatory.	
122421	Proposed erection of a two storey rear extension, new chimney breast, creation of front entrance porch and alterations to existing bay window roofs, plus replacement pitched roof to existing detached garage and insertion of door.	Approved: April 2012
981279	Proposed Single Storey Rear Extension To Dwelling To Form Conservatory	Approved: June 1998

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Winnersh Parish Council	No observations
Ward Member(s)	No comments received
Neighbours	One letter received requesting that consideration be given to providing acoustic barriers during the building work

APPRAISAL

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 extension would be positioned adjacent to the northern boundary of the site, where there is currently a disconnect between the existing rear protrusion and host dwelling. The proposal, by virtue of infilling this area of void and thus creating a more coherent form of development, would visually enhance the appearance of the property when viewing its rear elevation. It would also add a modernising component to the more traditional form of architecture of the existing building, which would work well in this instance. For these reasons, and as the extension would have negligible impact on wider character, the proposal is therefore

considered to have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Whilst the extension would increase the run of built form along the shared boundary with No.56, its modest scale and separation distance to the neighbouring dwelling would appropriately offset any loss of light or overbearing impact experienced by the adjacent residents.

A letter received from a neighbouring resident sought consideration for the potential noise impact of the construction process. Due to the scale of the development, its construction would not generate a level of noise output that would adversely impact the adjacent residents. Any further measures through planning conditions, such as the provision of acoustic barriers, would be unreasonable in this instance.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	20 February 2025
Earliest date for decision:	13 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21.02.25

