

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243224
Site Address:	1 Chapel Green Cottages, Chapel Green, Wokingham, Wokingham, RG40 3ER
Expiry Date:	31 March 2025
Site Visit Date:	24/02/2024
Proposal: Householder application for the proposed erection of a part single, part two-storey side extension, new porch canopy roof plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- 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)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals outside Development Limits
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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB11 – Core Employment Areas TB21 – Landscape Character
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
241094	Application for a certificate of lawfulness for the proposed erection of an outbuilding to create a summerhouse following the demolition of the existing summerhouse outbuilding	Refused, 17/06/2026
062353	Proposed erection of a single storey side extension to dwelling, pitched roof to existing rear flat roof and rendering of courtyard walls.	18/09/2006

CONSULTATION RESPONSES**Internal**

WBC Drainage – No objections, subject to a condition.
WBC Highways – No objections.
WBC Green Infrastructure – No comments received.
WBC Landscape and Trees – No objections.
WBC Ecology – No objections.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL**Site Description:**

The site is located within Chapel Green at the end of a private road in a rural setting. The surrounding area features a diverse mix of houses, varying in style and construction.

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 outside of development limits, where Core Strategy Policy CP11 applies. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The Borough Design Guide provides more detailed advice relating to development in the countryside, including a guideline figure for extensions of a total maximum increase of 50% over the volume of the original dwelling.

The planning statement indicates that the proposed side extension would increase the total volume of the original property by 28%, noting that the previously granted permission for a single-storey rear extension (ref: 062353) was only partially implemented. The extension would result in a modest increase in floor area without significantly adding to the bulk or massing of the dwelling. Its scale and form would remain subservient to the main dwelling and would not constitute disproportionate additions. As such, the proposal would comply with Policy CP11 in this regard.

Character of the Area:

No.1 Chapel Green is a semi-detached dwelling located at the end of a private road in a rural setting. While the principal elevation, which faces directly onto the main highway, is the west side elevation, the entrance door and the broader façade containing the main architectural features are located on the north side elevation.

The proposed two-storey side extension would feature a matching gable roof form, be set down from the main ridge, and extend approximately 3 metres towards the north side boundary. It would be set well back from the principal elevation, ensuring it is read as a subordinate and secondary addition to the main dwelling, thereby reducing its visual prominence within the street scene. As such, the proposal would not adversely affect the character of the area.

The proposed new porch canopy is modest in terms of height, depth and design. The proposal is clearly subservient and sympathetic to the host property, therefore, would have an acceptable impact on the character of the area.

Neighbouring Amenity:

The views offered from the ground and first floor windows would be similar to that shared from the existing arrangement, therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise

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

Highway Access and Parking Provision:

Chapel Green is a private road. Although the red line does not connect to the public highway it is reasonable to assume that due to this being an existing dwelling there is a right of access to the public highway.

The proposal will result in an additional habitable room; however, this will not have a

significant impact in respect of the councils parking standards.

The existing level of parking will be retained, and this is considered acceptable to serve the development. As such, the Council's Highways Officer raises no objections to the proposed development.

Flooding and Drainage:

The eastern site boundary is within flood zones 1 and 2 but the existing dwelling is within flood zone 1 according to EA mapping.

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 existing drainage system prior to the commencement of development.

However, the Local Planning Authority consider this condition too onerous when compared to the scale of the development located within flood zone 1. The increase in new floor area 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.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development. As such, the Council's Trees and Landscape Officer has raised no objections to the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Preliminary Roost Assessment Report (Roavr Group, ref: 24_PRA_09_09) found no evidence of bats during the internal and external inspections of the property and concluded that the potential for roosting bats is negligible. Therefore, the proposed development is unlikely to adversely affect roosting bats or other protected species. This conclusion is supported by the Council's Ecology Officer, who has raised no objections.

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:	21 March 2025
Earliest date for decision:	24 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.03.2025