

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242710
Site Address:	16 Bridle Road, Arborfield Green, Wokingham, RG2 9QR
Expiry Date:	24 December 2024
Site Visit Date:	22 November 2024
Proposal: Householder application for the proposed single story rear and side extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location (Arborfield Garrison)
Strategic Development Location – Arborfield Garrison
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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Arborfield Garrison SDL SPD Arborfield and Newland Village Design Statement Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions
WBC Landscape and Trees – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey rear/side extension.

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 storey rear/side extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. But, given its proportionate scale and unimposing design, the rear/side extension would have an acceptable impact on the appearance of the dwelling and wider area. This element of the proposal is to the side and rear of the property, and it would only be partially visible from the public domain, which further demonstrates that it poses no harm to the character of the area.

Neighbouring Amenity:

The proposed single storey extension would extend 4 metres from the rear of the dwelling and 2.1 metres from the side of the dwelling. The windows proposed on the southern side elevation of the extension face back towards the existing garage, and these raise no concerns relating to overlooking. Additionally, the single storey nature of the proposal raises no concerns on loss of light grounds. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary with the neighbouring property, but an eaves height of 2.3 metres shows compliance with this guidance relating to overbearing.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion the implementation of a rear extension measuring 4 metres in depth would result in a conflict with this guidance as the remaining garden length would be reduced to 6.7 metres. However, considering that the plot is approximately 9 metres wide, there would still be an appropriate amount of garden space to facilitate the development, and it would not be detrimental to the enjoyment of current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9

Officer recommended non-standard conditions: None

Consultee recommended conditions: CF2

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	19 December 2024
Earliest date for decision:	20 November 2024

Recommendation agreed by: (Authorised Officer)	
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Date:	19/12/24
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