

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242578
Site Address:	39 Arundel Road, Woodley, Wokingham, RG5 4JP
Expiry Date:	6 December 2024
Site Visit Date:	20 September 2024
Proposal: Householder application for proposed erection of a single storey rear extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – **Woodley (Major Development Location)**

Great Crested Newt Consultation Zone – **Green Risk Zone**

Ground Water Zones

Landscape Character Assessment Area

SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
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242321	Application for the prior approval of the erection of a proposed single storey rear extension extending up to 6m from original wall of the house, following demolition of existing single storey rear extension. The roof would be pitched with roof lights, for which the maximum height would be 3.9m and the height of the eaves 2.3m.	Approved 09/10/2024 (not implemented)
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CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC CIL – No objections

External

None consulted

REPRESENTATIONS

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

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 single storey rear extension would have a mono-pitch roof form and would protrude 4 metres from the rear of the dwelling. As it would be well screened from the roadside, the extension and would have an acceptable impact on the character of the area.

Neighbouring Amenity:

The rear extension is both modest in depth and eaves height and there are no anticipated adverse neighbouring amenity impacts.

Highway Access and Parking Provision:

WBC Highways raise no objections to the development's impact on the site's existing parking provision.

Amenity Space:

The proposals would not harm the usability of the site's external rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. There are therefore no anticipated flood risk impacts.

Landscape and Trees:

No vegetation is harmed by the proposed development.

Ecology:

Due to the nature of the development, there are no anticipated ecological impacts.

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:	15 November 2024

Earliest date for decision:	4 November 2024
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.11.2024