

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250634
Site Address:	29 Mallard Close, Twyford, Wokingham, RG10 0BE
Expiry Date:	14 May 2025
Site Visit Date:	8 April 2024
Proposal: Householder application for the proposed erection of single storey porch with pitched roof to replace the existing porch, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
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
101253	Proposed erection of pitched roof over existing single storey side extension	Approved: May 2010

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Ward Member(s)	No comments received
Twyford Parish Council	No comments

Neighbours	No comments received
------------	----------------------

APPRAISAL

This application seeks planning permission for the erection of a replacement porch, plus alterations to fenestration.

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 replacement porch would be of an identical scale to the existing, however, with minor differences in the design. Nonetheless, it would remain a subordinate feature to the existing dwelling and have an acceptable impact on wider character.

The proposed changes to fenestration, primarily to the rear of the dwelling, would have limited impact on the appearance of the property, such that no objection is raised to these minor alterations.

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

Neighbouring Amenity: Due to the modest scale of the development, there are no concerns on neighbouring amenity grounds.

Ecology: Following a preliminary bat roost assessment on the property, the building has evidenced no suitable features of value to bats where the proposed development works shall take place and therefore no further surveys are required. An informative is recommended to advise what measure should be undertaken if bat roosts are found in the building.

Conclusion: 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:	16 April 2025
Earliest date for decision:	9 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	17 April 2025