

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250131
Site Address:	37 Paddock Heights, Twyford, Wokingham, RG10 0AP
Expiry Date:	21 March 2025
Site Visit Date:	28 January 2025
Proposal: Householder application for the proposed single storey front extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Locations.
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY

No Planning History.

CONSULTATION RESPONSES

Internal

WBC Highways – No objection-
WBC CIL – Development is not CIL Liable.

REPRESENTATIONS

Parish/Town Council	Wished to make no comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site a two storey semi-detached dwelling located on the northern side of Paddock Heights. The host dwelling is set back from the public highway allowing for a small front garden and a side driveway that can accommodate three cars.

The dwelling is constructed a mix of red and white bricking for the external walls with hanging tiled roof and chimney with bright white fenestration detailing.

Proposal:

Planning permission is sought for the proposed erection of single storey front extension following the changes to fenestrations. The front extension would be part open, and part enclosed.

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.

Design/ Character of the Area:

In terms of policy CP3 'General Principles for Development', point (a) states that proposed developments should be of an appropriate scale, mass, layout, built form, height, materials and character to the area together with a high-quality design. The proposed development matches the existing activity and character of the area.

The Borough Design Guide states that new front extensions should aim to accord with the following:

Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line.

Front extensions should generally be no more than one storey in height and should not project significantly forward of the building line.

The proposed extension would project approximately 1.07m past the front elevation of the existing dwelling. The guidance for front extensions in the Borough Design Guide states that front extensions should not project significantly forward the building line present on the street scene. In this case, the projection of the development is very modest. Furthermore, 35 Paddock Heights has had a similar scheme for a front porch accepted and implemented (WBC ref. 163209). As such, the surrounding area is somewhat varied and so this proposal is not considered to have a detrimental implication on the street scene of Paddock Heights.

From the front elevation, the roof form of the development would match that of the original dwelling (showing a pitched roof). From the primary front elevation, the extension would appear in keeping with the main house in terms of design and materials. This is also heightened by the appropriate use of matching brickwork which is keeping with policy CP3. It will also be conditioned that materials used match the host dwelling.

In terms of design and impact on the character of the area, the proposed development is acceptable.

Neighbouring Amenity:

Policy CP3 states that development should not have any detriment to amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed development would not incorporate any side windows and so there would be no overlooking concerns in relation to nos. 35 and 39 Paddock Heights. The only window shown on the development is on the front elevation of the development. The proposed front facing window would look a brick boundary wall of 49 Paddock Heights. As such, no overlooking concerns to any neighbours are envisaged.

Loss of Light:

A 45-degree angle test was performed from the nearest habitable room at both adjacent neighbours (No 35 Paddock Heights and 39 Paddock Heights). This line was not breached for either neighbour. As such the proposed development would not result in a substantial loss of light for either neighbour.

Overbearing:

The proposal would only project forward of the building line of No 39 Paddock Heights adjacent neighbour by a modest 1.07m, separation distance from the side elevation of the proposed development is 3.96 m. As such, there would be minimal overbearing implications for No 39. There is a distance of 2.44 m from the side wall of the proposed development and the site boundary with no 35 which is also acceptable. As such, the proposal will not result in substantial overbearing impacts to either neighbour.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

The proposed development of a front porch/extension would not impact the parking provision on the property, as confirmed by WBC Highways. The retained parking of 3 spaces is sufficient.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

The application site is located in a potential bat roosting area. The proposal includes development of a new front porch/extension; however, the development does not affect the main roof of the main dwelling or any demolition. As such, no bat surveys are required for this application to be assessed.

Conclusion:

The proposal is justifiable in terms of national and local policies and therefore 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 subject to the following conditions:

1. Full planning Permission – 3 Years
2. Approved details
3. Materials

Date:

25 February 2025

Earliest date for decision:	14 February 2025
------------------------------------	------------------

Recommendation agreed by: (Authorised Officer)	
Date:	27/02/25