

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242810
Site Address:	69 Woodside Way, Shinfield, Wokingham, RG2 8SY
Expiry Date:	14 February 2025
Site Visit Date:	24 January 2025
Proposal: Householder application for the proposed erection of a new front porch, single storey rear extension with installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location
(Shinfield (North of the M4))
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 CP7 – Biodiversity 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 CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
22984	Single storey rear extension to provide enlarged kitchen/breakfast room.	Approved 19/03/1985

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External
None

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

APPRAISAL
Description of Proposed Works: This application seeks permission to erect a single storey rear extension to extend the kitchen and dining room. Erection of a single storey front extension to provide a porch and a downstairs toilet. Plus, changes 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: <u>Rear Extension</u> The proposed single storey rear 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 extension would have an acceptable impact on the appearance of the dwelling and wider area. This element of the proposal is to the rear of the property where it would only be partially visible from the public domain which further demonstrates that it poses no harm to the character of the area. <u>Front Extension</u> The proposed single storey front extension would project 2 metres from the front wall of the existing dwelling and measures 2.7 metres in width. The front extension therefore complies with the guidance in the BDG as the building is set well back from the street frontage, and the porch does not project more than 2 metres from the existing building line. As such, it is deemed that the front extension poses no harm to the character of the area.

Changes to Fenestration

The proposed change to fenestration would see the existing side door being blocked up. It is not deemed that this would impact upon the character of the area.

Neighbouring Amenity:

Rear Extension

The proposed single storey rear extension would extend 4 metres from the rear of the dwelling and would be single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. 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 2.25 metres shows compliance with this guidance relating to overbearing. Overall, the proposed rear extension poses no harm to neighbouring amenities.

Front Extension

The proposed single storey front extension extends 2 metres forward from the building line. One window is proposed on the side of the extension but given the single storey nature of the front extension, and as the window is a high-level window, there are no concerns on overlooking grounds. Given the single storey nature, and as the proposed porch is 1.4 metres from the nearest boundary, it is not deemed that a modest 2 metres front extension would have an overbearing impact on the neighbouring property. Additionally, an eaves height of 2.25 metres shows compliance with guidance in the BDG relating to overbearing. Overall, the proposed front extension poses no harm to neighbouring amenities.

Changes to Fenestration

The proposed change to fenestration would see the existing side door being blocked up. This would not pose any harm to neighbouring amenities.

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 8.2 metres. However, considering that the plot is approximately 7.2 metres wide, there would still be an appropriate amount of garden space to facilitate the development, and it will not be detrimental to the enjoyment of the 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: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approve

Date: 14 February 2025

Earliest date for decision: 27 November 2024

**Recommendation
agreed by:
(Authorised Officer)**



Date: 14/02/25