

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250029
Site Address:	165 Butts Hill Road, Woodley, Wokingham, RG5 4NX
Expiry Date:	17 March 2025
Site Visit Date:	21 January 2025
Proposal: Householder application for the proposed single storey side and rear extensions following the demolition of the existing side porch and existing rear extension	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Parishes
Scale and Location of Development Proposals
SSSI Impact Risk Zones

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY- Nonapplicable

CONSULTATION RESPONSES

Internal

WBC CIL – No comment

External

None

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached house located, on a main, road in an established residential area that is characterised by detached and semi-detached properties that vary in style and architecture. A number of properties have benefited from extensions to the front, side and rear of the property.

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:

Side extension:

The side extension would protrude an additional 1.7 metres from the existing WC/Entrance of the dwelling, as shown on the floor plan. The roof form would change from a lean-to to a gabled roof. This side extension is set back from the front wall of the dwelling and is in keeping with the general design of the host dwelling. Overall, this would have a minimal impact on that character of the area

Rear extension:

The rear extension would not be seen from the public realm as it would be screened by the proposed side extension and the host dwelling, therefore has a negligible impact on the overall character of the area.

Neighbouring Amenity:

As the dwelling neighbours an electricity substation on one side, there is only consideration given to the attached neighbour to the north. Following demolition of the existing extension and storage building, the rear extension would extend approximately 5 metres beyond the existing rear wall of the dwelling, and approximately 2.8 metres towards the boundary with the electricity substation. Importantly, the proposals extend no further than current storage unit that is shared with the attached neighbour. Only extending this far would severely minimise the impact on the neighbour, as much of the

extension would be screened by the remaining half of the storage unit on the neighbour's side.

The proposed eaves height would be approximately 2.8 metres, rising from the existing 2.4 metres of the existing extension. This would cause a minimal loss of light to the neighbours amenity space, and furthermore the main amenity space of the neighbour would remain unaffected by the proposals. Therefore the impact on neighbouring amenity is deemed acceptable.

It should be noted that the applicant will have to carry out works on a shared piece of property and hence the appropriate measures should be taken in terms of party wall agreements.

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:	Yes
Recommendation:	Approve
Date:	26/2/25
Earliest date for decision:	10 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	26.02.2025