

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242314
Site Address:	21 Sadler Crescent, Wokingham, Wokingham, RG40 1LL
Expiry Date:	4 November 2024
Site Visit Date:	24 October 2024
Proposal: Retrospective householder application for the extension of existing patio area.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Strategic Development Location
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
JCEB Areas of Search for Sand and Gravel
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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB23 – Biodiversity and Development
Joint Minerals and Waste	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM5 - Protection of the Countryside DM10 - Flood Risk

Plan (JMWP)	DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document North Wokingham SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
O/2014/2435) (140863)	HYBRID APPLICATION FOR OUTLINE AND FULL PERMISSION OUTLINE APPLICATION (All Matters Reserved) for a development comprising of up to 300 residential dwellings, up to 800 square metres of restaurant/public house (use class A3 and A4), public open space and landscaping, allotments, acoustic mitigation comprising an earth bund and acoustic fence, surface water drainage, foul water pumping stations, land reserved for park and ride and a Suitable Alternative Natural Greenspaces (SANGs) at Stokes Farm (7.91 ha). FULL PERMISSION For the Eastern section of the full Northern Distributor Road including proposed junctions with London Road and Binfield Road.	Approved 27/03/2015

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two storey, mid-terrace property located on Sadler Crescent, Wokingham. The dwelling is part of the North Wokingham Strategic Development Location (SDL) site.

Proposal:

This application seeks retrospective approval for the extension of the patio in the rear garden. The extended section of patio would measure a maximum of 2.7m in length and 3.9m in width and is constructed from paving slabs.

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 in the North Wokingham SDL site, but also within designated countryside and outside of settlement limits where in order to protect the separate identity of the countryside and maintain the quality of the environment, proposals must comply with Core Strategy Policy CP11.

The policy states that proposals outside of development limits will not normally be permitted except where:

CP11 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;

The other parts of CP11 are not relevant here.

Character of the Area:

The host dwelling is part of the North Wokingham SDL site and part of a row of terrace properties. All dwellings within the terrace are similar in design, form and appearance. Condition 7 of planning consent 140863 for the SDL development removed permitted development rights from the site. Therefore, the works require retrospective planning permission.

As stated above, Core Strategy Policy CP11 states that proposals outside development limits will not normally be permitted except where one or more of the specified exceptions apply. The relevant exception for residential extensions is when development does not result in “inappropriate increases in the scale, form or footprint of the original building”.

The enlargement of the original patio in the rear garden extends the patio by a maximum of 2.7m in length and 3.9m in width. The alterations are of a minor scale and do not alter the existing size or form of the host dwelling. Most of the garden remains as lawn. The changes are not evident from the street scene and as such, have no visible impact upon the character of the host dwelling, local area or designated countryside.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The changes to the rear patio do not alter the footprint or form of the host dwelling and there is no detrimental overlooking, loss of light or overbearing impacts that are generated by the changes.

Amenity Space:

R16 of the Borough Design Guide (BDG) states 'The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable'. The existing garden of the host dwelling measures more than 13m in length and the changes to the patio do not alter this. The extended patio provides an area for outdoor seating and allows the occupiers to make more use of the garden space.

Landscape and Trees:

The changes to the patio have replaced grass with paving slabs. No trees were removed as part of the works.

Conclusion:

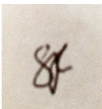
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	24 October 2024
Earliest date for decision:	30 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	29.10.24

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