

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250389
Site Address:	17 Shipridge Drive, Spencers Wood, Wokingham, RG7 1UG
Expiry Date:	15 April 2025
Site Visit Date:	26 March 2025
Proposal: Householder application for the proposed installation of an air source heat pump to the side.	

PLANNING CONSTRAINTS/STATUS

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
Historic Flooding Points Consultation Zone
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – None

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection received
External
None

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

APPRAISAL
Site Description: This application relates to a detached property in an established residential area. 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 ASHP is small in size, at just 1.25 metres long, 0.77 metres in height and 0.36 metres in width. Although it will be visible from the public realm, due to the small size there will be no harm on the character of the area. Neighbouring Amenity: The ASHP is set over 9 metres from the closest neighbouring property, hence the impact on neighbouring properties is deemed to be acceptable. WBC Environmental health has also provided a response details of which are included below. Environmental health: WBC Environmental health has raised no objection to this application as it has passed the MCS Assessment with a score of 41. This means that the proposal will not detrimentally impact neighbours amenity via noise and sound. 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:	31/3/25
Earliest date for decision:	12 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	04.04.2025