

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250196
Site Address:	6 Venus Close, Wokingham, Wokingham, RG41 3GG
Expiry Date:	26 March 2025
Site Visit Date:	11 February 2025
Proposal: Householder application for the proposed erection of two storey side extension replacing existing side elevation.	

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
Local Wildlife Site
Nuclear Consultation Zone
Public Open Space
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Local Wildlife Sites Consultation Zone

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
20811	Two storey side extension to provide living room, WC with two bedrooms above.	Approved 25/01/1984

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.

WBC Landscape and Trees – No objection, subject to conditions.

WBC Ecology – No objection, subject to conditions.

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 end of terrace property located on Venus Close, Wokingham. The dwelling is part of the Woosehill housing estate constructed in the 1980s. Venus Close is a small cul-de-sac which comprises semi-detached properties and a terrace. Dwellings in the road are similar in appearance through design and material palette. Typical materials include brick and concrete roof tiles.

The application site is set back from the road behind a lawned garden with two mature trees towards the front boundary. There is also a driveway which provides off-street parking.

To the rear of the application site is open amenity space and a public footpath. To the east of the site is Woosehill Meadows Local Wildlife Site public open space which features a Greenway Route.

Proposal:

This application seeks approval for the erection of a two-storey side extension to replace the existing two-storey side extension that was constructed in the 1980s and is suffering subsidence. The side extension would measure approximately 2.54m in width, 6.55m (maximum) in length and would have a pitched roof form.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The proposed two storey side extension would replace the existing two-storey side extension. The footprint and form of the extension would retain the existing footprint and proportions. The proposed materials include brick and tiles to match existing.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The extension would not extend beyond the existing principal or rear buildings lines and would maintain the existing pitched roof form. It would be a like for like replacement of what currently exists on site. Therefore, the erection of the two-storey side extension would have a neutral impact on the character of the host dwelling or street scene.

Neighbouring Amenity:

Loss of Light & Overbearing:

Due to the proposed extension replacing a side extension of the same dimensions and proportions, as well as the extension being positioned on the southern side of the property, away from the adjoining property, there would be no overbearing or loss of light impacts over and beyond the existing degree shared within the setting and is acceptable.

Overlooking:

There would be one additional first floor window in the rear elevation to serve a bedroom. Views from this window would be similar to the two existing first floor windows in the rear elevation which serve bedrooms. The BDG recommends for one and two

storey buildings in order to maintain privacy, the minimum back-to-back separation distance that should be retained is 22m. The proposed additional window would be more than 27m from the rear fenestration of 7 Antares Close. Therefore, no adverse loss of privacy impact would be generated by the proposed fenestration.

Highway Access and Parking Provision:

The proposed extension does not result in any additional habitable space; however the internal reconfiguration would add one additional room. The Council's Highways officer was consulted and raised no objection to the proposal. They commented:

"This is not considered to have a significant impact in respect of the councils parking standards.

The existing level of parking will be retained, and this is considered acceptable".

Landscape and Trees:

The application site is located adjacent to the Woosehill Meadows Local Wildlife Site public open space which features a Greenway Route. The Council's Trees and Landscape officer was consulted and raised no objection to the proposal, subject to conditions. They commented:

"The site is on a maturing housing estate, at the end of the cul-de-sac and adjacent Woosehill Meadows Local Wildlife Site public open space which features a Greenway Route, Route B. Trees are a feature of the locality.

Aerial images show the south side of the house has been cleared of green infrastructure in recent years. However, trees remain which may be impacted by the processes required to achieve the development. I request an Arboricultural Method Statement for assessment to offer mitigation for harm to the trees. And to prevent further tree and shrub removal, given the association with the public open space, I have suggested conditions".

Ecology:

As stated above, the application site is located adjacent to the Woosehill Meadows Local Wildlife Site public open space and the Council's Ecology officer was consulted. They raised no objection to the proposal, subject to conditions and commented:

"The house supports habitat suitable for breeding birds, hedgehogs and commuting and foraging bats. Contrary the WBC Local Validation List there is no Arboricultural Impact Assessment or tree survey submitted in support of the application.

Provided nesting birds, Arboricultural Method Statement and retention of existing trees/shrubs conditions are imposed, and a bat informative is included in the decision notice, there are no ecological objections".

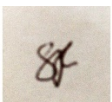
Conclusion:

For the reasons set out above and subject to conditions, 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:	Yes
Recommendation:	Approve
Date:	18 March 2025
Earliest date for decision:	24 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26.3.25