

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250259
Site Address:	17 Saddle Place, Arborfield Green, Wokingham, RG2 9LJ
Expiry Date:	4 April 2025
Site Visit Date:	26/03/2025
Proposal: Householder application for the proposed single storey rear extension, including the installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Borough Wards
SSSI Impact Risk Zones
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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
243233	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.	Refused – 27 January 2025

CONSULTATION RESPONSES

Internal

WBC CIL – No comment

WBC Ecology Newts - No objection subject to conditions, addressed in officer report

External

None

REPRESENTATIONS

Parish/Town Council	Barkham parish council – no comment
Ward Member(s)	No comments received
Neighbours	1 comment received requesting a time frame for the development <i>Officer comment – this is not a planning matter and will not be assessed in this report</i>

APPRAISAL

Site Description:

The application site relates to a two-storey detached property located in a recently built residential area. The surrounding area is characterised by detached and semi-detached that are similar in design and appearance.

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 development is set at the rear of the property and therefore is not visible from the public realm, resulting in a negligible impact on the character of the area.

Neighbouring Amenity:

The proposed development will extend approximately 4.3 metres from the existing rear wall, it will have an eaves height of approximately 2.4 metres, which meets borough design guide standards. It is however set within 1 metre of the side boundary with number 19, this is against the borough design guide. However, as the area immediate to the boundary on the neighbouring side is a driveway and garage, the impact on the neighbour is significantly reduced. The closest point to the neighbouring dwelling is set approximately 4.65 metres away, again reducing impact.

Finally, the neighbouring garden amenity space will remain largely unaffected due to the screening of the development by solid boundary treatment and the neighbouring garage. Therefore, the overall impact of this development on neighbouring amenity is considered to be acceptable.

Ecology:

This site is within a 'amber risk zone' for Great Crested newts, hence the WBC Ecology Officer has reviewed the application. They have concluded that due to the scale and nature of the proposed development the likelihood of impacting any Great Crested Newts is low. However, they have suggested a condition to be applied which will ensure the development is carried out in accordance with the Great Crested Newt statement submitted by the applicant. This has been included on the decision notice alongside an informative.

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:	2 March 2025
Earliest date for decision:	28 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	03.03.2025