

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242555
Site Address:	40 Kibblewhite Crescent, Twyford, Wokingham, RG10 9AX
Expiry Date:	23 December 2024
Site Visit Date:	8 November 2024
Proposal: Householder application for the proposed erection of a two storey side/rear extension with installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Twyford
Great Crested Newt Consultation Zone – Green and Amber Risk Zones
Ground Water Zones
Tree Preservation Orders
Radon Affected Area
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
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163476	Householder application for the proposed erection of a single storey side and rear extension and front extension.	Approved: 13 th March 2017
220047	Householder application for the proposed erection of two storey front extension, erection of a part single, part two storey rear extension, following demolition of existing conservatory, plus the insertion of 5 no. rooflights.	Withdrawn: 31 st March 2022
221033	Householder application for proposed single storey front extension to create porch, part single part two storey rear extension, 5No. rooflights, and associated fenestration, following demolition of existing conservatory.	Approved: 23 rd May 2022
223222	Application for non-material amendment to planning consent 221033 for the proposed alterations to ground and first floor rear extensions, and alterations to rear roof.	Approved: 31 st October 2022

CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC Landscape and Trees – No objections
WBC CIL – Development is not CIL liable
WBC Ecology – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Initial consultation - No objections Revised consultation – Unclear drawings (Officer Comment: The revised plans, along with revising the roof form of the side extension, now incorporate the originally permitted single storey rear extension (consent 221033). No changes to the rear extension's consented form are proposed.)
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

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 appearance of the single storey rear element remains the same as that previously approved by application 221033. Therefore, no further concerns are raised in this regard.

The two-storey side/rear extension would have a shallow gable roof form, protruding approximately 3 metres from the rear of the dwelling and would be well set down from the dwelling's main ridge line. The extension's form would also partly wrap around the dwelling's western side elevation. Overall, the scale of the extension remains commensurate to the host dwelling and would be legibly set back from the dwelling's principal building line, with severely limited public views of its form. Overall, the extension would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The two-storey rear extension would retain the same outlook as the fenestration approved under application 221033. Therefore, no further concerns are raised in this regard.

The side extension's front facing fenestration would overlook the site's driveway. 1no. side facing rooflight is proposed but as it would be set high in the dwelling's roof slope, there would be no overlooking opportunities.

Loss of Light and Overbearing:

Due to the orientations of both the application site and the adjoining neighbours to the east and west, there are no loss of light concerns related to the proposed development.

In terms of overbearing, the single storey rear extension raises no further neighbouring amenity concerns as it has not been altered since the approval of 221033.

Highway Access and Parking Provision:

The proposal will reduce the number of habitable rooms from 6 to 5. The two existing

driveway parking spaces of dimensions 5m x 2.5m will be retained within the red line. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Amenity Space:

The proposals would not harm the usability of the site's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1. Due to the modest footprint of the development and the fact it would be largely sited on areas of existing hardstanding, there are no flood risk/surface water concerns.

Landscape and Trees:

There is a protected Sycamore tree at the end of the rear garden (TPO 1432/2012). A Tree Inspection Report from Duckworths Arboriculture 10/2020 Ref. 05410/2020 aims to assess the future management of the tree and identify any health and safety works that may be required. The report describes the tree as being in good condition, with a stem diameter of 1040mm with quite an evenly balanced canopy. The tree is assessed as a fine specimen that has been well maintained. The tree is located over 12m from the property, which is a good distance and is sustainable.

The proposed development encroaches no closer to the Sycamore tree in comparison to the 221033 consent. Therefore, there are no further arboricultural concerns in this regard.

Ecology:

Bats:

The application is supported by a preliminary bat roost assessment (John Wenman Ecology, October 2024, Ref: R2022_updPRA_a). The survey findings show that the revised proposed extension of the house will have no impact on features with bat roost potential and as such is unlikely to result in bats being disturbed and/or harmed or to roosts being damaged or destroyed. Therefore, it is considered that the work can go ahead lawfully with no requirement for a European Protected Species mitigation licence (EPSML).

A standard bat informative will be added to the decision notice as a precaution.

Great Crested Newts:

The site is located within Green and Amber Risk Zones for Great Crested Newts (GCNs). Due to the modest footprint of the development, there is unlikely to be any adverse harm on this protected species.

A standard GCN informative will be added to the decision notice as a precaution.

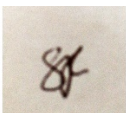
Community Infrastructure Levy (CIL):

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:	Approval
Date:	10 December 2024
Earliest date for decision:	18 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	10.12.24