

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242021
Site Address:	112 Silverdale Road, Earley, Wokingham, RG6 7LU
Expiry Date:	1 October 2024
Site Visit Date:	11 September 2024
Proposal: Householder application for the installation of decking to incorporate metal railings and access steps to the rear of the property. (Retrospective)	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location of Earley Local Wildlife Site
Tree Preservation Orders
Sites of Urban Landscape Value
Landscape Character Assessment Area

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
142967	Application for the prior approval of the erection of a single storey rear extension across the width of the original house which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.	Replied 18/02/2014
190048	Householder application for the proposed erection of a single storey side/rear extension with 2no roof lights, conversion of existing loft	Approved 01/03/2019

	space to additional habitable accommodation, to include a rear dormer extension and roof light.	
192258	Application for a Non-material Amendment to planning consent 190048 (01/03/2019) for a change to fenestration in side elevation	Approved 06/09/2019
221380	Householder application for the proposed erection of a raised decking platform to incorporate metal railings, 2no privacy screens and access steps to the rear of the property. (part retrospective)	Refused 21/07/2022
221381	Householder application for the proposed levelling of the garden (retrospective).	Refused 08/08/2022
222981	Householder application for the proposed single storey side extension and single storey rear extension (including 2 no. rooflights) and raising of land beneath(retrospective).	Refused 20/12/2022
230500	Householder application for the re-levelling of the rear garden (Retrospective).	Approved 01/06/2023

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Proposed Works:

This application seeks permission for the installation of decking to the rear of the dwelling, along with metal railings and access steps to the rear of the property.

This current proposal varies from application 221380 as the decking proposed under this previous application was proposed to extend from the rear of the dwelling with no steps down from the rear. It was deemed that this would have a detrimental overlooking impact on the neighbouring property, hence, the application was refused. Application 230500 was then submitted for the re-levelling of the rear garden and these levels changes are in line with the levels seen under this current application.

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 proposed decking is to the rear of the property and is of a size and scale that is appropriate to the dwelling. Given that it is not visible from the public domain, it is deemed that the decking has no impact on the character of the area.

Neighbouring Amenity:

The proposed decking would have no overbearing or loss of light impacts on neighbouring amenities. Following a site visit on 11/09/2024 it is clear that the decking does not introduce any significant overlooking concerns. Overall, the proposed decking poses no harm to neighbouring amenities.

Residential Amenity Space:

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

Conclusion:

For the reasons above the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA5, CB9
Officer recommended non-standard conditions: None
Consultee recommended conditions: None
Conditions agreed: Not required

RECOMMENDATION	
Recommendation:	Approve
Date:	1 October 2024
Earliest date for decision:	4 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	01/10/24