

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250896
Site Address:	16 Kingsbridge Cottages, Nine Mile Ride, Wokingham, RG40 3LY
Expiry Date:	6 June 2025
Site Visit Date:	22 April 2025
Proposal: Householder application for the proposed single storey rear extension following demolition of existing conservatory, partial garage conversion, ramp at front entrance and removal of front porch roof. Along with changes to fenestrations.	

PLANNING CONSTRAINTS/STATUS

Badger Setts Consultation Zones
Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
CLH Oil Pipeline Consultation Zone
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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
971166	Proposed Single Storey Front Extension To Dwelling And Conversion Of Existing Garage To Kitchen. Erection of 1.7 metre high wall and gates.	Approved 29/08/97

CONSULTATION RESPONSES**Internal**

WBC Highways: No objection

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey semi-detached dwelling.

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.

Principle- Countryside: The application site is situated within countryside and is therefore, subject to Policy CP11 of the Core Strategy. CP11 does not permit development outside of development limits unless it falls within exemption criteria including:

2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and

4. In the case of residential extensions, it does not result in inappropriate increases in scale, form or footprint of the original building;

Whilst there will be further spread into the site because of the proposal. The development will appear proportionate to the size of the site. It would not lead to excessive encroachment or expansion and appear appropriate in size, scale and footprint in relation to the dwelling.

For the reasons above, the proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The partial garage conversion into a utility room would not have any adverse impact upon the character of the area given the changes would be internal.

The removal of the front porch and re-location of front door is a minor alteration and would not harm the street.

The inclusion of the front ramp (1.2m in width) is discrete and would be screened by the existing front boundary, thus not harming the character of the area.

The Borough Design Guide states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. The flat roofed single storey rear extension would be 2.70m in depth, 3.27m in height and 6.95m in width, thus complying with the BDG. The host property has a very spacious garden and there are similar sized extensions in the surrounding area. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks, thus not considered to be overbearing.

Loss of Light: As shown on plans P447-0225/PA/003 Rev A & P447-0225/PA/004 Rev A, the single storey rear extension would not breach the 45-degree line in plan and elevation form and thus would not result in harmful loss of light to the rear window of no.15. Also, the garden is north facing so any sun shadow would fall the opposite side.

Accessible Housing Provision: The proposal includes a ramp, which allows for accessible access to the front door. Whilst there is no specific mention for wheelchair usage, adaption of property is a positive contribution to meeting a housing requirement for a mix of groups including disabled people in accordance with policy CP2.

Highway Access and Parking Provision: The proposal will not increase the number of habitable rooms. As both the existing and proposed garages do not fully meet the council's requirement for car parking, there will be no gain or loss of garage parking space.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

Ecology: In section 6.2.1 of the Preliminary Roost Assessment, the report states *"the survey findings demonstrate that these proposals are highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost in the property's current condition. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully"*. Therefore, the proposal would not result in harmful ecological impacts.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	5 June 2025
Earliest date for decision:	4 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	5 June 2025