

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242526
Site Address:	11 Chatsworth Avenue, Winnersh, Wokingham, RG41 5EU
Expiry Date:	12 December 2024
Site Visit Date:	21 October 2024
Proposal: Application to vary conditions 2 and 3 of planning consent 230304 for the proposed erection of single storey front extension, part single part two storey side extension, single storey rear extension plus changes to fenestration following conversion of existing garage to create habitable accommodation. Condition 2 refers to approved details, condition 3 refers to external materials, and variation is to allow use of render on single storey extensions (retrospective).	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Ordinary Watercourses Consultation Zone
Historic Flooding Points Consultation Zone
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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
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230304	Householder application for the proposed erection of single storey front extension, part single part two storey side extension, single storey rear extension plus changes to fenestration following conversion of existing garage to create habitable accommodation.	Approved 29/03/24
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CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council: No observations
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two story 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.

Context: The variation of condition is to allow the change of approved external material from brickwork to light coloured render on single storey extensions in lieu of previously approved brickwork.

Character of the Area: This alteration would not harm character of the area given neighbouring properties have similar external treatments so the proposal would be in-keeping with the wider street scene and the area as a whole.

Neighbouring Amenity: The proposed change from brickwork to render would not have harmful impacts upon neighbouring amenities.

Conclusion: As variation to condition 2 & 3 of planning consent 230304 would not impact significantly impact the character of the area or neighbouring amenities and does not considerably impact the nature of the previous application, the application is recommended for approval.

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:	9 December 2024
Earliest date for decision:	7 November 2024

Conditions agreed:	Not required
Recommendation:	Approve
Date:	9 December 2024
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Recommendation agreed by: (Authorised Officer)	MC
Date:	11.12.2024