

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242587
Site Address:	12 Delane Drive, Winnersh, Wokingham, RG41 5AT
Expiry Date:	9 December 2024
Site Visit Date:	18 October 2024
Proposal: Householder application for the proposed erection of a single storey rear extension, single storey side extension, plus the conversion of the garage into habitable space, and the addition of 3no. rooflights.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition

External

None

REPRESENTATIONS

Winnersh Parish Council	Would like to ensure the garage conversion has adequate and suitable sound proofing in place.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site is located within a residential area of Winnersh. This application seeks permission for the erection of a single storey side extension, a single storey rear extension and the conversion of the existing garage.

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 single storey side extension would be a minor addition towards the front of the existing garage, with the intention to create an enlarged storage area, following the conversion of the garage. The subsequent impact on the appearance of the dwelling would not be significant, and the principal elevation would remain consistent with other properties within Delane Drive.

The proposed rear extension would be the more apparent element of the proposed scheme in terms of scale, however, it would be screened from any public vantage points, and would therefore have limited impact on the wider character of the area. In any case, the extension is of unimposing design and would appear as a subservient addition to the host property.

Overall, the proposal would have an acceptable impact on the character of the area and complies with Policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The works are limited to ground floor enlargements and therefore pose no added overlooking concerns.

Loss of Light & Overbearing: It is acknowledged that the extension would be sited hard up to the adjacent boundaries, however, it is modest in scale, with an eaves height of approximately 3 metres and a depth of approximately 4 metres. As such, it would not have an adverse overbearing impact or result in a detrimental loss of light for neighbouring sites.

Noise: A neighbouring resident has placed concern onto the potential noise impact of the development. Where adjacent to the boundary, the extensions and conversion of the garage would facilitate an office, shower room, utility room and a store. These are all typical functions of a residential dwelling, and the level of noise generated from these

rooms and their associated activities would not adversely impact the amenities of the nearby residents.

Highway Access and Parking Provision: Despite the conversion of the existing garage, there remains adequate on-site parking to serve the dwelling.

Flooding and Drainage: The development is proposed in Flood Zone 1. The Drainage Officer recommends a condition that no development shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LPA. Such a condition is considered to be too onerous when compared with the scale of the development, especially when considering the extent of permeable land. As such, the condition is not necessary.

Conclusion: For all the above, the proposal is acceptable, and 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:	19 November 2024
Earliest date for decision:	4 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	21 November 2024

