

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243030
Site Address:	8 Robindale Avenue, Earley, Wokingham, RG6 7JR
Expiry Date:	26 January 2025
Site Visit Date:	9/1/25
Proposal: Householder application for the proposed erection of a single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Parishes
Scale and location of development
Great Crested Newt Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
991197	Proposed First Floor Side Extension to Dwelling	Approve 17/09/99
991884	Proposed First Floor Side Extension to Dwelling	Refused 12/04/99

CONSULTATION RESPONSES

Internal

WBC Highways -No objection

External – none

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached house located in an established residential area that is characterised by detached and semi-detached properties that vary in style and architecture. A number of properties have benefited from extensions to the front, side and rear of the property.

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 single storey rear extension would have a lean-to pitched roof and would protrude approximately 3.1 metres from the rear of the dwelling. It is small in scale and will be a subservient feature to the host property. As it would not be visible from the street scene, it would not adversely impact the visual amenity of the area.

Neighbouring Amenity:

The proposed single storey rear extension would be set adjacent to the side boundary with adjoining property no.6 due to the attached nature of the houses. Due to the modest scale of the rear extension, no significant harmful impact would occur in terms of loss of light or overbearingness. Whilst the extension would be immediately on the shared boundary, the adjoining property has a good size rear garden and the overall amenity space would not be detrimentally affected. Some overshadowing would occur in the early parts of the day, but as the extension is single storey with a modest projection, this would not result in a detrimental loss of light to the adjoining property.

As this extension is single storey and there are no windows proposed on either side of the extension, there are no objections raised regarding overlooking or loss of privacy.

Highway Access and Parking Provision:

No additional habitable rooms are to be created hence the existing parking provision is sufficient.

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:	Yes/No/Not required
Recommendation:	Approve
Date:	8 January 2025
Earliest date for decision:	24 December 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.01.2024