

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250048
Site Address:	410 Wokingham Road, Earley, Wokingham, RG6 7HX
Expiry Date:	14 March 2025
Site Visit Date:	21 January 2025
Proposal: Householder application for the proposed erection of a single storey front extension to create porch.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Parishes
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 CP9 – Scale and Location of Development proposals
MDD Local Plan (MDD)	CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
222262	Householder application for the proposed single storey side extension, single storey rear extension plus conversion of loft to create habitable accommodation including 1no. rooflight, following demolition of existing conservatory.	23 September 2022

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions, addressed in officer report
WBC Landscape and Trees – No objection subject to conditions, addressed in officer report

External – None

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	1 comment received not relevant to the application

APPRAISAL
Amended plans were received revising the size and materials of the proposed porch and these are assessed in this report. The amendments do not prejudice neighbours or any third parties from commenting as they are within the scope of the original description of development and are minor in nature. Site Description: This site relates to a semi-detached property on a main road in Earley. It is in an established residential area characterised with a mix of detached and semi-detached properties set back from the main road. 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 front extension is modest in terms of depth and design. The matching of brick to the existing dwelling ensures the character of the host dwelling is retained. The proposal is clearly subservient to the host dwelling and there are other examples of front porch extensions of various sizes and designs in the surrounding street scene. Consequently, it is considered that the proposal would have an acceptable impact on the character of the area. Impact on neighbouring properties:

The proposed front extension would have no adverse impact in terms of a loss of light, overlooking or overbearing due to size, siting and scale.

Highway Access and Parking Provision:

The WBC highways officer has reviewed the application and requested that the front boundary hedge be trimmed to enable all parking space to be available. However, imposing this condition is deemed excessive for the scale of the development.

Landscape and Trees:

The WBC Landscape and Trees officer has reviewed the application and requested a condition be added that confirms retention of the hedges on the front of the property. For this scale of development, the condition is deemed excessive and is therefore not included on the decision notice

Summary:

For the above reasons, the proposal is considered to be acceptable.

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:	No
Recommendation:	Approve
Date:	12 February 2025
Earliest date for decision:	10 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.02.2025