

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250984
Site Address:	12 Shefford Crescent, Wokingham, RG40 1YP
Expiry Date:	18 June 2025
Site Visit Date:	29 May 2025
Proposal: Householder application for the proposed single storey front and side extension and garage conversion. Along with the modification of existing flat roof.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location

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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
070095	Proposed erection of two storey side extension and single storey rear extension to dwelling	Approved – 25 May 2007
060102	Proposed erection of two storey side extension to form garage with bedroom over plus single storey rear extension and front porch extension. Demolition of existing garage	Refused – 11/01/2007

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Objections from 10 Shefford Crescent - Concerns on guttering and overhang - Concern that the plan measure incorrectly - Street scene changes including linkage of properties

APPRAISAL

Site Description:

This application relates to a two-storey detached property in the major development location of Wokingham.

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:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Single storey front extension:

The proposed single storey front extension is modest in terms of height, depth and design. 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. As mentioned in the pre-application there are examples of this style of extension in the immediate vicinity, and the roof form proposed relates well to the existing dwelling.

The objections raised by number 10 Shefford crescent cite a refusal on an application that included a single storey front extension. This was refused on the grounds of the first floor element of the application blocking up gaps between dwellings at first floor level. This is not the case with this application, as it limited to single storey. The properties on this street already give the appearance of being linked via garages that

are hard against or very close to the boundaries. This addition would not cause an additional linking impact and blending of property frontages. Consequently, it is considered that the proposal would have an acceptable impact on the character of the area.

Garage conversion

The proposal involves the removal of the existing garage door and replacing this with a set of windows on the front elevation. The proposed windows reflect the design and proportions of the existing fenestration which would preserve the character of the existing dwelling and overall, would be a modest form of development that would not have an adverse impact upon the character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The proposed front extension and garage conversion would have no adverse impact in terms of a loss of light, overlooking or overbearing as the proposed windows would simply overlook the existing driveway and public realm.

Highway Access and Parking Provision:

The highways officer has no objections subject to the conditions of cycle storage to be included and a dropped kerb to be installed. These conditions have not been included on the decision notice as they are deemed to be unnecessary to this development as a whole and would be particularly onerous to enforce on a minor application such as this.

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:	06.06.2025
Earliest date for decision:	15 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.06.2025