

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242266
Site Address:	195 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP
Expiry Date:	30 October 2024
Site Visit Date:	15/10/2024
Proposal: Householder application for proposed single storey rear extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
JCEB Mineral Safeguarding Areas

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No relevant planning history for this site.		

CONSULTATION RESPONSES

Internal

WBC CIL – not CIL liable

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

Two storey semi-detached dwelling located within a residential street in Woodley.

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 extension would be single storey and not readily visible from the public realm due to its rear location. As such, it would not result in any detriment to visual amenity and local character.

Neighbouring Amenity:

The proposed extension would be right up to both side boundaries, which would be against the Borough Design Guide recommendation. However, it would be single storey and with a flat roof, and the site visit confirmed that the adjoining semi (no. 193) has also a single storey extension very close to the shared boundary, whilst no. 197 is considerably set in from the side boundary. Moreover, no windows are proposed on the side walls of the extension, so that overall, the proposal would not

result in any detrimental impact upon the amenities of adjoining neighbouring properties.

Highway Access and Parking Provision:

The site visit confirmed the frontage of the site is fully covered with hardstanding, with capacity for at least 3 parking spaces. No concerns are therefore raised.

Amenity Space:

The remaining rear garden is sufficient to accommodate typical garden activities with a depth in excess of the minimum 11m as recommended by the Borough Design Guide.

Trees & landscape:

The submitted plans show that two trees are to be removed to accommodate the rear extension. The site visit confirmed that these have been already chopped down. However, these were garden trees (not protected) and replacement hedgerow planting is proposed. This is considered acceptable in this instance.

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:	Approval
Date:	24 October 2024
Earliest date for decision:	27 September 2024

Recommendation agreed by: (Authorised Officer)	
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Date:	24 October 2024
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