

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                          |                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Application Number:</b>                                                                                                                               | 251879                                           |
| <b>Site Address:</b>                                                                                                                                     | 5 Ellerton Close, Wokingham, Wokingham, RG40 2BE |
| <b>Expiry Date:</b>                                                                                                                                      | 30 September 2025                                |
| <b>Site Visit Date:</b>                                                                                                                                  | 23 September 2025                                |
| <b>Proposal:</b> Householder application for proposed single storey rear extension with 1 no. roof light, following demolition of existing conservatory. |                                                  |

### **PLANNING POLICY**

|                             |                                                                                                                                |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                          |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits                                           |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                           |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                     | Decision & Date            |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 232377          | Householder application for the proposed single storey rear extension and changes to fenestration following demolition of existing dining room. | Approved:<br>November 2023 |
| 161339          | Householder application for the proposed conversion of loft space to create additional habitable accommodation.                                 | Approved:<br>June 2016     |

### **CONSULTATION RESPONSES**

|                                                    |
|----------------------------------------------------|
| <b>Internal</b>                                    |
| WBC Drainage – No objection subject to a condition |
| <b>External</b>                                    |
| None                                               |

### **REPRESENTATIONS**

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

## APPRAISAL

**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 be both modest in scale and unimposing in design, ensuring a seamless integration into the existing built form, without any notable impact on wider character. Overall, it is considered that the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

**Neighbouring Amenity:** The structure would be of a similar size to the conservatory it is set to replace. As such, it is not considered that the development would adversely impact upon the amenities of the neighbouring residents.

**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. However, this condition is too onerous when compared with the scale of the development, plus the fact the site would retain a more than sufficient amount of permeable land within the rear garden.

**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.

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| RECOMMENDATION              |                   |
|-----------------------------|-------------------|
| Conditions agreed:          | Not required      |
| Recommendation:             | Approve           |
| Date:                       | 23 September 2025 |
| Earliest date for decision: | 28 August 2025    |

|                                                   |                                                                                   |
|---------------------------------------------------|-----------------------------------------------------------------------------------|
| Recommendation agreed by:<br>(Authorised Officer) |  |
| Date:                                             | <b>23 September 2025</b>                                                          |

## **PLANNING CONSTRAINTS/STATUS**

*Major Development Location of Wokingham*