

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242201
Site Address:	47 Enstone Road, Woodley, Wokingham, RG5 4QU
Expiry Date:	23 October 2024
Site Visit Date:	26 June 2024
Proposal: Householder application for the proposed erection of a single storey front extension and single storey rear side extension following demolition of the existing porch, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Affordable Housing Thresholds
Scale and Location of Development Proposals – Woodley (Major Development Location)
Great Crested Newt Consultation Zone – Green Risk Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development 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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
190002	Full application for the proposed change of use of existing highway/adopted grassed areas for the proposed construction of new access and proposed hard standing to provide parking spaces within the garden areas of properties 45, 47 & 49 Enstone Road.	Approved 29/04/2019
240011	Full application for the proposed change of use of existing highway/adopted grassed areas for the proposed construction of hard standing to provide parking spaces within the garden areas of properties 45, 47 and 49 Enstone Road and the provision of an access.	Approved 04/03/2024

CONSULTATION RESPONSES

Internal

WBC Highways – No objections

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objections
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 front extension would have a shallow mono-pitch roof form and would protrude a modest 1 metre from the dwelling's principal building line,

matching the depth of the current flat roof porch. The roof form chosen is subservient to the host dwelling and would seamlessly connect to the gable roof form of the proposed side extension. Its massing would be minimal and would overall have an acceptable impact on the character of the area.

The proposed side extension would have a side-facing gable roof form, matching that of the host dwelling. The footprint of the extension would protrude 1 metre in front of the dwelling's existing building line to connect to the mono-pitch roof form of the front extension but the visual harm caused would be minimal as the dwelling is sited at the end of a cul-de-sac where dwellings are legibly set back from the public realm. When considering the cul-de-sac's development pattern, there would also be no disruption of established buildings lines. The extension is overall a subservient addition to the dwelling and respects roof form of the host dwelling, whilst also retaining a 1.5 metre separation distance from the north-western site boundary. The extension's impact on the character of the area would therefore be acceptable.

The changes to the ground floor fenestration on the dwelling's north-western elevation would have a negligible impact on the visual amenities of the area and are therefore acceptable.

Neighbouring Amenity:

Overlooking:

Due to the single storey nature of the extension and its relationship with the adjacent neighbours, there are no overlooking concerns.

Loss of Light & Overbearing:

The modest depth of the front extension would match that of the current porch. There is therefore no anticipated loss of light or overbearing harm onto the adjoining no.49 Enstone Road's frontage.

With regards to the side extension, the extension would retain a 1.5 metre separation distance from the north-western site boundary shared with no.45 Enstone Road. Combined with its single storey form, there are no loss of light or overbearing concerns in this regard.

Highway Access and Parking Provision:

The proposed development would have no impact on the site's existing parking provision (or that previously permitted by application 240011) as there is no increase in habitable rooms. No objections are therefore raised by WBC Highways.

Amenity Space:

The proposals would not harm the usability of the dwelling's private external amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. The footprint of the development is modest and therefore there are no surface water drainage or flooding concerns.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

The site is located within a Green Risk Zone for Great Crested Newts, the lowest risk zone. Combined with the development's very modest footprint, there is no anticipated harm on this protected species.

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:	7 October 2024
Earliest date for decision:	19 September 2024

Recommendation agreed by: (Authorised Officer)	MC
Date:	08.10.2024