

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241968
Site Address:	Brook House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR
Expiry Date:	25 September 2024
Site Visit Date:	18 September 2024
Proposal: Householder application for proposed erection of a single storey front extension to create porch following demolition of the existing porch.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Landscape Character Assessment Area

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
25440	Erection of one bungalow.	Approved 15/05/1986
29158	Erection of one 3 bedroom detached house and garage.	Approved 04/01/1988
37462	Erection of four bedroom detached dwelling.	Approved 29/05/1991
38149	Change integral garage to room, erection of detached garage.	Approved 06/09/1991

39459	Erection of building to house swimming pool.	Approved 29/06/1992
41531	Amendment to planning permission no. 39459 (erection of swimming pool) to provide plant room and alteration to roof materials.	Approved 15/09/1993
100928	Proposed erection of single storey rear extension to dwelling.	Approved 05/07/2010

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions. *Officer comments: This will be discussed within the main report.*

WBC Highways – No objection.

WBC Landscape and Trees – No objection.

WBC Ecology Householder – No objection subject to conditions. *Officer comments: This will be discussed within the main report.*

External

None

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received
Neighbours	One neighbour commented on this application stating that they have no objection.

APPRAISAL

Description of Proposed Works:

This application seeks permission for the proposed erection of a single storey front extension to the dwelling to form a porch, following demolition of the existing porch.

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 outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. 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 will have a pitched roof joining to the host dwelling. The porch extension would comply with the Borough Design Guide (BDG) as the building is set well back from the street frontage. The porch would extend 2.7 metres from the front of the building at the furthest point, but only 0.8 metres forward of the existing building line. As such, it is deemed that the front extension poses no harm to the character of the area.

Neighbouring Amenity:

The proposed front extension would extend 0.8 metres forward of the existing building line and would be single storey in nature. A window is proposed on the side of this extension but given the single storey nature, there are no concerns relating to overlooking. The porch is 8.5 metres from the nearest boundary and therefore there are no concerns relating to loss of light or overbearing. Therefore, it is not deemed that the proposed porch poses any harm to neighbouring amenities.

Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space.

WBC Drainage:

The WBC Drainage officer has no objection to the proposal subject to a condition requesting details of the drainage system for the site to be submitted to and approved in writing by the local planning authority. From looking at the 'Flood Map For Planning' on the Government website, this site is located within flood zone 1 and it is not at risk of surface water flooding. Additionally, the proposed front extension will be on an area of existing hardstanding and therefore there will be no loss of permeable ground to accommodate the extension. It is therefore considered unreasonable and onerous to attach a condition requiring the submission of details of the drainage system for the site. Accordingly, the condition is not recommended.

WBC Ecology:

WBC Ecology were consulted on this application, and they have no objection to the proposal subject to a number of standard conditions. One of the recommended conditions was restricting the installation of external lighting. The plans however do not show any proposed external lighting. The recommended restrictive condition is therefore not relevant to the proposed development, a relatively small scale householder development. It is considered too onerous and unreasonable to attach such a condition, and therefore the lighting condition is not recommended.

Conclusion:

For the reasons above the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB7

Officer recommended non-standard conditions: None

Consultee recommended conditions: Ecological Survey Report, CL6

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approve

Date: 24 September 2024

Earliest date for decision: 26 August 2024

Recommendation agreed by:
(Authorised Officer)



Date: 24/09/24