

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242691
Site Address:	Willow Bank, Easthampstead Road, Wokingham Without, Wokingham, RG40 3BW
Expiry Date:	19 December 2024
Site Visit Date:	11 December 2024
Proposal: Householder application for proposed single-storey rear extension following removal of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Countryside

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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Wokingham Without Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks permission for the erection of a single storey extension to the rear of the property, replacing a conservatory of a similar size.

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

Impact on Countryside / Character: The proposed extension would not be visible from public view and would appear as a sympathetic addition to the built form of the host dwelling. It would replace a structure of a similar size, thus containing the added mass to within the existing footprint. For these reasons, the development would have an acceptable impact on the character of the area and the open character of the countryside. As such, the proposal complies with policies CP1, CP3 & CP11 of the Core Strategy.

Neighbouring Amenity: The extension is modest in scale and would be sited centrally within the plot. As such, there would be no unacceptable impact to the amenities of neighbouring residents as a result of its construction.

Conclusion: For all the above, the proposal is acceptable, and the application is therefore 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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	11 December 2024
Earliest date for decision:	19 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	11 December 2024