

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243033
Site Address:	18 Priors Gardens, Spencers Wood, Wokingham, RG7 1WS
Expiry Date:	27 January 2025
Site Visit Date:	6 December 2024
Proposal: Householder application for the proposed addition of a new window on the ground floor side elevation. (Retrospective)	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Strategic Development Location
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council: No comment.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey semi-detached dwelling.

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 new window matches the existing windows in appearance, maintaining the character of the development by including a stone ledge under the new window and constructed an arch above it using reclaimed bricks from the house. Additionally, a uPVC window with a white frame to match the rest of the house. These measures ensure that the new window is consistent with the aesthetic of the original construction. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy. Furthermore, there are examples of such proposal including no.4 & 6 (see photos on next page) which has the same outlook of windows facing their driveways.



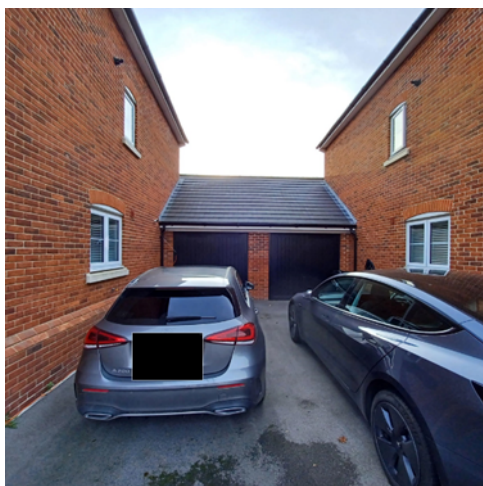
Figure 1- No.18 window & driveway



Figure 2- No.16 window & driveway

Neighbouring Amenity:

Overlooking: The proposed window would overlook onto the driveway and ground floor kitchen window of no.16. This window would be a secondary window to the kitchen. The addition would not be principle window to main habitable room, any sort of loss of privacy would be limited and would be experienced from their neighbours using their driveway in any event. The separation distance between the two window is approx. 5.90m. Also, given such arrangement already exists at no.4 & 6 (see below) nearby the application site, it is considered such addition would not result in harmful overlooking.



Overbearing/loss of light: No concerns with regards to overbearing or loss of light.

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:	Approved
Date:	27 January 2025
Earliest date for	23 December 2024

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	27 January 2025