

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241929
Site Address:	6 Freshfield Close, Earley, Wokingham, RG6 7YF
Expiry Date:	24 September 2024
Site Visit Date:	23/08/2024
Proposal: Householder application for proposed single storey rear extension with a pitched roof to match the existing and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- 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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC CIL – The proposed development would not be CIL liable.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – <i>‘ETC raises no objection to this application subject to WBC imposing the following condition that prior to work commencing the applicant is to submit to WBC and receive approval of, details of how the impact of the works on the adjacent public footpath will be addressed and such works to be implemented during the construction of the extension. To protect the amenity and safety of pedestrians using the path, as supported by Policies CP3 and CC07.’</i> <u>Officer comment:</u> The provision of a Construction method statement would be too onerous when compared to the modest scale of the development. Based on the submitted plans, the proposed development is to be entirely within the curtilage of the application site, the granting of this planning application would not authorise applicant to gain access or carry out any works on the adjacent public footpath. A suitable informative will be attached to any approval.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential cul-de-sac. The surrounding area is characterised by detached properties that are similar in design and appearance.

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 story rear extension would have a pitched roof and would protrude approximately 2 metres from the rear elevation aligning with the rearmost protruding structure of the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area. The proposal would be subservient and sympathetic to the host property, therefore, would have an acceptable impact on the character of the area.

Neighbouring Amenity:

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

In terms of overbearing and loss of light impacts, the proposal is suitably located and of modest proportions not to pose any unreasonable concerns to any neighbouring properties.

Amenity Space:

The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

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:	5 September 2024
Earliest date for decision:	22 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	6.9.2024