

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242400
Site Address:	Carlisle Lodge, Forest Road, Binfield, Wokingham, RG40 5SA
Expiry Date:	15 November 2024
Site Visit Date:	01/11/2024
Proposal: Householder application for the proposed erection of a single storey rear extension with associated rear balcony.	

PLANNING CONSTRAINTS/STATUS

- Green Routes and Riverside Paths
- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Green Routes and Riverside Paths Consultation Zone

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 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 CC03 – Green Infrastructure, Trees and Landscaping 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

Application No.	Description	Decision & Date
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182455	Householder application for the proposed erection of a single storey rear extension to include two roof lights and erection of a detached double garage following demolition of outbuildings, conservatory and utility rooms.	Approved, 21/09/2019
191851	Full application for proposed erection of one 4no. bedroom chalet bungalow and detached double garage, following demolition of existing bungalow and outbuildings.	Approved, 04/10/2019
200321	Application for submission of details to comply with the following conditions of planning consent 191851 dated 04/10/2019. Conditions 3. External materials. 4. Protection of trees. 5. Landscaping. 11. Drainage.	Approved, 07/04/2020
211803	Full planning application for the proposed erection of 1no. two storey dwelling, with garage following demolition of existing bungalow and outbuildings.	Refused, 25/08/2021
213753	Application for submission of details to comply with the following condition of planning consent 191851 dated 04/10/2019. Condition 3. External Materials.	Approved, 19/11/2021
220668	Application for submission of details to comply with the following condition of planning consent 191851 dated 04/10/19. Condition 5 relates to landscaping (amended details to supersede those previously approved under 200321).	Approved, 04/04/2022

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objections.
WBC CIL – The proposed development would not be CIL liable.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	St Nicholas Hurst Parish – No adverse comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two-storey detached dwelling sited along Forest Road, a semi-rural setting characterised by a mix of residential properties and open

countryside.

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.

The site is located outside of development limits, where Core Strategy Policy CP11 applies. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The proposed single-storey rear extension, while encroaching to a limited extent into the countryside, would project approximately 4.2 metres and would be restricted to a single storey. This level of encroachment would not be excessive and would not have a significant impact on the openness of the countryside. Additionally, as the extension would be constructed on an existing hard-surfaced area, there would be no loss of existing soft landscaping. The proposed development is well-contained within the footprint of the existing built form and would not result in a substantial expansion beyond the original buildings. As such, the proposals would not be contrary to policy CP11 in this regard.

Character of the Area:

Carlisle Lodge is situated on Forest Road within the parish of Binfield, in the borough of Wokingham. This area is semi-rural, characterised by a mix of residential properties, open green spaces, and agricultural land. The surrounding landscape includes both open countryside and built form, reflecting Binfield's transition between rural surroundings and suburban development. The application site is situated on the southern side of Forest Road, standing alone on either side and directly opposite a row of residential dwellings.

The proposed single-storey rear extension will feature a flat roof design with access to a terrace and will extend approximately 4.2 metres from the rear of the dwelling. While the extension will rise slightly above the eaves level of the main building, resulting in a somewhat awkward relationship with the original dwelling, this does not

significantly detract from the overall character of the host property or wider area which exhibits a mixed character. Furthermore, the proposal will not be prominently visible from the public realm, as it will be partially screened by surrounding vegetation and a detached garage located to the east of the site. Overall, the proposals will not adversely affect the character of the surrounding area.

Neighbouring Amenity:

In terms of overlooking, the balcony will be positioned at a sufficient distance from neighbouring properties to avoid any issues related to overlooking or loss of privacy. The proposal is appropriately located and of modest proportions, ensuring that it does not raise any unreasonable concerns regarding overbearing impact or loss of light.

Landscape and Trees:

The site is in Countryside, along a Green Route Enhancement Area. Mature trees were a feature of the site, the only trees in the vicinity now are third party on the east and west boundaries. The Council's Trees and Landscape Officer has reviewed this application and considers that there are no trees of note that will be impacted by the scheme as they are not proximate. As such, no objections are raised on trees or landscape grounds.

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:	30 October 2024
Earliest date for decision:	11 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	30.10.2024