

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242549
Site Address:	9 Cheriton Avenue, Twyford, Wokingham, RG10 9DB
Expiry Date:	4 December 2024
Site Visit Date:	17 October 2024
Proposal: Householder application for the proposed single storey front extension.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Twyford
Bat Roost Habitat Suitability
Landscape Character Assessment Area – Wargrave-Twyford Arable Chalk Lowlands

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 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 CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2007/1148	Proposed single storey front and side extension to dwelling.	Refused – 02/07/2007
R/119/61	Garage	Approved – 13/07/1961
177/59	Semi-detached house	Approved – 12/11/1959

CONSULTATION RESPONSES

Internal

None consulted

External
None consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council – ‘No comment’
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a semi-detached dwelling located within a 1960s residential development in Twyford. The site forms part of a row of semi on the western side of Cheriton Avenue which sit on a fixed building line, although there are several examples of single storey front extensions.

Proposal:

This application proposes the erection of a single storey front porch extension. The proposal would project beyond the existing principal (front) elevation by approximately 2.1m with a width of 3.05m and total ridge height of 3.35m.

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.

Design and Character of the Area:

Cheriton Avenue has a fairly uniform appearance, although frontages are considerably varied with several examples of single storey front extensions which differ in size, form and appearance, including similar examples to the proposed development. Of note is the very similar development carried out at the adjoining semi (No.11).

The Borough Design Guide SPD generally discourages large front extensions, however the overriding consideration in all cases will be impact on the street scene and local character. While the proposal would be slightly larger than the SPD's recommended 2m depth, the extension would only marginally encroach the shared building line with the adjoining semi. The approximate 0.1m difference in depth would

not be appreciable when viewed from the street scene and would therefore not unbalance the site's frontage. Moreover, its size would be in keeping with other examples of front extensions on the street scene.

The proposal would effectively mirror the appearance of the front extension serving the adjoining semi, while its appropriate ridge height and pitched roof form would complement neighbouring examples and reduce the overall bulk of the development. Moreover, the proposal would remain well set back from the street and the visual impact would be further mitigated by the proposed use of external materials which match the existing.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Due to the proposal respecting the existing gap from No.7 adjacent to the south and the sufficient separation distance between the proposed development and the adjoining semi (No.11), approximately 3.5m, there are no concerns relating to potential impact on neighbour amenity in terms of loss of light, overbearing or overlooking impact.

Other:

The proposal would not impact on the site's existing parking provision or on existing soft landscape features. The proposed works would not impact the main roof, or any other potential bat roost features, and therefore no bat surveys are required for the assessment of this application.

Subject to conditions, the application is acceptable and 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:	21 November 2024
Earliest date for decision:	30 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	21/11/24