

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251416
Site Address:	8 Kelsey Avenue, Finchampstead, Wokingham, RG40 4TZ
Expiry Date:	7 August 2025
Site Visit Date:	19 June 2025
Proposal: Householder application for proposed replacement front porch.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
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 CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection
External
None consulted

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: Two storey 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 Borough Design Guide states that “<i>porches should generally project less than 2m forward of the building line</i>”. The flat roof front porch project approx. 2.38m forward of the building line, thus not complying with the BDG. However, the replacement front porch would follow the same dimensions as the old front porch and would still considered be a modest feature which would not harm the street scene. The re-location of the front door from the side elevation to the front and inclusion of narrow fixed window on the side elevation is a minor alteration and would not harm the street. The proposed materials are to be similar to the current characteristics of the dwelling. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area. Neighbouring Amenity: <i>Overlooking:</i> The openings outlooks to the front would be similar to that of the existing and outlook onto the road and the flank wall of no.17, thus no harmful overlooking concerns.

The addition of the narrow-fixed window outlook on the side elevation would be less than the existing, therefore no overlooking concerns.

Loss of Light/Overbearing: The proposed replacement front porch is not considered to be overbearing or result in harmful loss of light.

Highway Access and Parking Provision: The replacement porch has no impact on the level of parking available.

Ecology: Whilst the application site is located in a potential bat roost zone, the proposal does not impact upon the main roof. Therefore, the proposal would not cause any ecological impact.

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:	7 August 2025
Earliest date for decision:	4 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	7 August 2025