

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250111
Site Address:	46 Fairwater Drive, Woodley, Wokingham, RG5 3JB
Expiry Date:	26 March 2025
Site Visit Date:	7 March 20205
Proposal: Householder application for the proposed erection of a single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
221370	Householder application for the proposed erection of a single storey front extension.	Approved: November 2022
151746	Application for a certificate of lawfulness for the proposed conversion of existing garage to additional habitable accommodation.	Approved: March 2015
021671	Proposed single storey rear extension to dwelling to form conservatory.	Approved: August 2002

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection

External

None

REPRESENTATIONS

Woodley Town Council	No objection
Ward Member(s)	No comments received
Neighbours	<p>Two separate letters received from a neighbouring resident objecting to the proposed development on the following grounds:</p> <ul style="list-style-type: none"> - Loss of light & view - Overbearing impact - Increased noise - The construction phase could cause damage to neighbouring fence - No side access for building works - Damage to landscape features

APPRAISAL

The application site is located within a residential area of Woodley. This application seeks planning permission for the erection of a single storey extension to the rear of the existing property.

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 storey extension would be located at the rear of the property and would therefore have negligible street presence. In any case, the development would be a modest and sympathetic addition to the host dwelling, complying with the aims of policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The proposed works are limited to a ground floor enlargement, such that there are no overlooking concerns associated with the scheme.

Loss of Light & Overbearing: The development would result in a greater extent of built form along the shared boundary with No.44, however, due to the structures limited size, it would not have an adverse loss of light or overbearing impact upon the neighbouring residents.

Noise: A neighbouring resident has placed concern onto the potential noise impact of the development, with the extension being located adjacent to the shared boundary with No.44. The extension would contain a family room, which is a typical function of a residential dwelling, and the level of noise generated from this room and the associated activities would not adversely impact the amenities of the nearby residents.

Other Matters: Other concerns have been raised through the consultation with neighbours such as the loss of view, and potential damage to neighbouring property during the construction phase. With respect to the former, this is not a material planning consideration and thus cannot be taken into account during the determination of the application. Similarly, any potential damage caused during the construction phase would be a civil matter and is not a reason to withhold planning permission.

Landscape and Trees: The neighbouring resident also raised concern for the potential impact of the development on the maple tree at the rear of No.48 and other proximate landscape features. This tree is of a sufficient distance from the extension such that there would be no direct or indirect impact on the tree during, or following, the construction period, as confirmed following a review of the application by the Landscape & Trees Officer. Furthermore, the neighbouring conifer hedge would remain unharmed.

Conclusion: For all the above, the proposal is acceptable, and the application is 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
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Recommendation:	Approve
Date:	14 March 2025
Earliest date for decision:	20 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14 March 2025