

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250170
Site Address:	16 Westward Road, Wokingham, RG41 3HU
Expiry Date:	2 April 2025
Site Visit Date:	5.3.25
Proposal: Householder application for the proposed single storey front extension to enlarge the porch, a side extension to facilitate a conservatory and a rear extension. Plus the addition of 4 no. roof lights, changes to fenestration and materials. Followed by the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
050314	Proposed single storey rear extension to dwelling to form conservatory.	Approve 24 October 2005
971788	Proposed First Floor Side Extension To Dwelling Single Storey Side Extension To Form Garage	Approve 06 February 1998

	And Conversion of garage to study	
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC CIL – No comment

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a detached dwelling in an established residential area. Many properties have benefited from various extensions and largely benefit from off street parking.

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:

Front extension:

The front extension to enlarge porch is minimal in size compared to the existing porch, only adding approximately 0.5 metres to the front of the dwelling. The design of the front of the dwelling will be the more significant change, with the glass frontage being reduced to just a single panel either side of the door. This is in keeping with the existing character of the house and is therefore considered to have an acceptable impact on the character of the area.

Rear extension and side extensions:

As these cannot be seen from the public realm, and are clearly subservient additions to the host dwelling, they are not considered to have a significant detrimental impact on the character of the area.

Neighbouring Amenity:

The front extension has a negligible impact on all neighbouring amenity due to its small scale.

The proposed side extension extends approximately 2.8 metres towards the neighbouring boundary, and comes within 1 metre of the boundary. However, the existing garage which will adjoin the extension, is set closer to the boundary. Both elements have a ridge height of approximately 2.2 metres. The existing garage is set closer to the boundary than the proposed extension, and there is an outbuilding on the neighbouring property that will screen the majority of the extension, reducing the impact of the extension on the neighbouring property. There are side-facing windows facing the neighbour, however these are set close to and facing the boundary solid fence. Additionally the view given would be similar to the existing view given from the garden, hence the conclusion that there is no additional negative impact on the neighbouring property is reached.

The rear extension will protrude approximately 2.4 metres into the rear garden, matching up with the existing rear most wall of the property, not including the conservatory which is to be demolished. The extension is to be set sufficiently away from both neighbouring boundaries (1 metre and 3.5 metres approximately), and has an eaves height of 2.4 metres, matching the existing. Due to the above reasoning, the impact on neighbouring amenity is deemed to minimal.

Highway Access and Parking Provision:

The WBC highways officer has reviewed this application and determined that as there are no new habitable rooms to be added to the dwelling, the existing car parking provision is acceptable and sufficient.

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	
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Conditions agreed:	No
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Recommendation:	Approve
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Date:	05.03.2025
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Earliest date for decision:	26 February 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	05.03.2025
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