

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242272
Site Address:	30 Nutmeg Close, Earley, Wokingham, RG6 5GX
Expiry Date:	31 October 2024
Site Visit Date:	13 August 2024
Proposal: Householder application for the proposed erection of a single storey side/rear extension and the erection of a front porch.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Earley (Major Development Location)
Great Crested Newt Consultation Zone – Amber Risk Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity 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 CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No relevant planning history for the site,		

CONSULTATION RESPONSES

Internal
WBC CIL – Development is not CIL liable
External
None consulted

REPRESENTATIONS	
Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	One neighbour comment stating they have no objections to the proposals.

APPRAISAL
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 front extension would have a hip to crown roof form and would protrude approximately 1.575 metres from the dwelling's principal building line. Whilst crown roof forms are generally discouraged, the modest depth of the extension ensures the flat roof form element is minimal in size and would have a negligible impact on the visual amenities of Nutmeg Close. Overall, the extension is sufficiently subservient to the host dwelling and would have an acceptable impact on the character of the area. The proposed single storey rear extension would have a flat roof and would protrude between 3 and 6.9 metres from the rear of the dwelling. As the extension would be completely screened from the street scene, it would have no impact on the character of the area. Neighbouring Amenity: <i>Overlooking:</i> The nature of the proposals do not warrant any overlooking concerns. <i>Loss of Light and Overbearing:</i> Despite the substantial depth of the rear extension, it would retain a 0.2 metre

separation distance from the boundary shared with no.29 Nutmeg Close and when considering the depth of no.29's rear conservatory that sits at a higher ground level to the application site, only 2.7 metres of the extension proposed would marginally impact the neighbouring property. Overall, the modest eaves height of the extension adequately overcomes any overbearing or loss of light concerns.

Highway Access and Parking Provision:

The proposals would have no impact on the site's existing parking provision and do not involve an increase in habitable rooms.

Amenity Space:

The proposals would have no adverse impact on the usability of the dwelling's private rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. The footprint of the development is modest and would have no adverse impact on flood risk.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

The site is located within an Amber Risk Zone for Great Crested Newts (GCN). Despite this, the modest footprint of the development and the fact it would be enclosed within the site's existing development envelope results in there being no anticipated harm on this protected species.

The standard GCN informative will be added to the decision notice as a precaution.

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:	9 October 2024
Earliest date for decision:	26 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.10.2024