

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242165
Site Address:	10 Pigott Road, Wokingham, RG40 1PY
Expiry Date:	4 November 2024
Site Visit Date:	22/10/2024
Proposal: Householder application for proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage and front extension to provide habitable accommodation (Part Retrospective).	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
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 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

(JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
241290	Householder application for proposed erection of new fences, patio, pergola and water features along with changes in ground level at rear garden (part retrospective)	Approved 03/07/2024
241296	Application for non-material amendment to planning consent 171506 to change fenestration in the single storey rear extension.	Approved 24/05/2024
240805	Application for a certificate of existing lawful development for the implementation of permission granted by planning consent 171506 for the erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage to provide habitable accommodation prior to the expiry of the permission.	Approved 10/05/2024
171506	Householder application for proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage to provide habitable accommodation.	Approved 13/07/2017
O/31/65	Semi-detached house and garage	Conditionally Approved 24/06/1965

CONSULTATION RESPONSES
Internal
WBC Enforcement – No comments WBC Highways – No objection WBC CIL – not CIL liable
External
None consulted

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

APPRAISAL

Site Description:

10 Pigott Road is a two storey semi-detached dwelling on the western side of Pigott Road, finished with facing brick, tiles to roof and tile-hanging to the first floor elevation.

Proposal:

Planning permission is sought for the proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage and front extension to provide habitable accommodation. The applicant clarified that the intention is to submit a this householder application to include the new proposed works to the front (single storey front extension), those under construction under approved 171506 (but not completed) and also those already approved in the NMA (241296) to create a new permission for the whole development (if approved). As works are currently underway on site, the application is part-retrospective.

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 extension to the front to provide an enlarged living room area would be single storey, following the existing building line of the porch/ garage, and with a similar pitched roof, so that it would complement the style of the host dwelling, resulting in a positive visual impact upon the character of the street scene and wider area.

The rest of the proposed development under this application have been already approved under previous application 171506 as amended by the NMA 241296, and there has not been any significant changes in planning policies and legislation that would indicate a different approach should be taken. As such, these elements of the proposal remain acceptable.

Neighbouring Amenity:

Given the location and single storey nature of the proposed front extension, it is considered unlikely this would result in any harmful impact upon neighbouring amenities in terms of loss of light, overbearing or overlooking impacts.

As mentioned above, the rest of the proposed development under this application have been already approved under previous application 171506 as amended by the NMA 241296, and there has not been any significant changes in planning policies and legislation that would indicate a different approach should be taken. As such, these elements of the proposal remain acceptable.

Highway Access and Parking Provision:

The site is subject to an approved planning permission Ref. 171506 with five habitable rooms. The numbers of habitable rooms, garage space and the two driveway parking spaces will remain unchanged in this proposal. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. The WBC Highways have no objection to this proposal.

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:	Approved
Date:	24 October 2024
Earliest date for decision:	30 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	25 October 2024