

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242592
Site Address:	Peacock Cottage, Davis Street, Hurst, Wokingham, RG10 0TJ
Expiry Date:	9 December 2024
Site Visit Date:	01/11/2024
Proposal: Householder application for proposed single storey side and rear extension, including conversion of the garage.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt CP13 – Town Centres and Shopping CP14 – Growth and Renaissance of Wokingham Town Centre CP15 – Employment Development CP17 – Housing Delivery
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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

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

PLANNING HISTORY

Application No.	Description	Decision & Date
061433	Proposed extension and subdivision of existing dwelling into 2 dwellings.	Approved, 07/02/2007
100269	Proposed erection of first floor rear extension to dwelling	Approved, 04/10/2010

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections, subject to a condition.
WBC Highways – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	St Nicholas Hurst Parish - No adverse comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two-storey, semi-detached dwelling sited along the northern side of Davis Street, a semi-rural setting characterised by a mix of residential properties and open countryside.

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 outside of development limits, where Core Strategy Policy CP11 applies. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- It does not lead to excessive encroachment or expansion of development

away from the original buildings.

- In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The proposed development would lead to a degree of encroachment into the countryside through the introduction of additional built form. However, this level of encroachment would not be excessive and would not have a significant impact on the openness of the countryside. Additionally, as the extension would be constructed on an existing hard-surfaced area, there would be no loss of existing soft landscaping. The proposed development is well-contained within the footprint of the existing built form and would not result in a substantial expansion beyond the original buildings. As such, the proposals would not be contrary to policy CP11 in this regard.

Character of the Area:

The proposal seeks the erection of a single storey side / rear extension which would extend from south-east corner of the host property to adjoin an existing detached garage. The proposal would feature a part flat, part pitched roof design that would not complement the existing roof form and instead appear somewhat contemporary in appearance and depart from the traditional, simple form of the host dwelling. Despite this, the extension is limited to single storey level and would be set well back from the street scene. Furthermore, the character of the immediate area is generally varied, several properties have benefitted from extensions that are similar in-built form. As such, the proposals would not appear out of place along the street scene. Overall, the proposed development would not adversely impact the character of the area.

Neighbouring Amenity:

The views offered from the fenestration proposed on the front elevation would be similar to the existing arrangement, overlooking a series of trees and hedgerow which borders Davis Street. As such, no overlooking or loss of privacy concerns would arise.

The proposed single storey side extension is modest in height, depth and design. Consequently, there are no loss of e or overbearing concerns

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Amenity Space:

The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Flooding and Drainage:

The Council's Drainage Officer has reviewed this application and notes that the proposed development is located within Flood Zone 2. However, drainage details have not been provided, and the existing drainage conditions are not mentioned. The Drainage Officer has therefore recommended a condition be imposed, requiring detailed plans for the site's surface water drainage system to be submitted and

approved prior to the commencement of development.

However, according to Environment Agency mapping, the proposed development is in *Flood Zone 1* and has a low risk of surface water flooding. The Local Planning Authority considers the recommended condition too onerous, given the low-risk flood designation and the modest scale of the development. The remaining permeable land around the site is deemed sufficient to avoid any adverse impact on flood risk for the site and surrounding dwellings.

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:	1 November 2024
Earliest date for decision:	5 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.11.2024