

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242614
Site Address:	176 Finchampstead Road, Wokingham, RG40 3EY
Expiry Date:	10 December 2024
Site Visit Date:	25/11/2024
Proposal: Householder application for the proposed internal alterations. installation of roof light and change of roof from flat to hipped.	

PLANNING CONSTRAINTS/STATUS

- Green Routes and Riverside Paths
- Bat Roost Habitat Suitability
- 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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
070036	Proposed erection of first floor rear and side extension, two storey front and rear extension plus single storey rear extension to form conservatory.	Refused, 24/12/2007

082623	Proposed erection of one detached dwelling. Demolition of existing dwelling.	Approved, 09/05/2008
121451	Proposed erection of two storey/single storey rear and two storey/single storey front extensions to dwelling.	Approved, 14/12/2012
130369	Application for a non-material amendment to planning consent F/2012/1993 to include a bow window in the side element/extension	Approved, 17/04/2013

CONSULTATION RESPONSES

Internal

None consulted.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached, properties that vary in design and appearance.

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 proposals relate to the installation of two ground-floor roof lights, and alteration of the single-storey side projection's roof form from flat to hipped. The development

would represent minor changes that would not adversely impact on the character of the area.

Neighbouring Amenity:

With regards to the new ground roof light, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

The proposed roof alteration would be of modest proportions and would not pose any unreasonable concerns about overbearing impact or loss of light.

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:	6 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.11.2024