

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242735
Site Address:	1 Comet Way, Woodley, Wokingham, RG5 4NZ
Expiry Date:	2 January 2025
Site Visit Date:	15 November 2024
Proposal: Householder application for the erection of a single storey front extension to form porch (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley

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 CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
240027	Householder application for proposed erection of a single storey rear extension (part-retrospective).	Approve 01/02/2024
223080	Householder application for the proposed two storey side extension.	Approve 08/12/2022
122518	Proposed conversion of existing garage to additional habitable accommodation	Approve 16/03/2012

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning

External

None

REPRESENTATIONS

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

APPRAISAL**Site Description:**

The site relates to a two-storey detached dwelling in Woodley. The surrounding area is characterised by detached, semi-detached and terraced residential dwellings. The application site is located directly adjacent to the public road (Comet Way), it is neighboured by No.3 Comet Way, and backs onto the rear of 125 Shackleton Way. The principal elevation of No. 1 Comet Way is situated at right angles to the highway and looks directly onto a hedge that forms the side boundary of no. 5 Comet Way. The front driveway has space for 2 vehicles.

The site has undergone previous development including a garage conversion to create additional habitable accommodation, a two-storey side extension and a single storey rear extension.

Proposal:

This application proposes a front extension to create a porch which measures 3.4 metres in width, 0.9 metres in depth and 2.65 metres in height.

This application is part-retrospective, and the photo below shows the extent of the development on 15th November 2024.



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.

Character and Design

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. It must also be of a high-quality design without detriment to the amenities of adjoining land uses and occupiers. Policy R23 of the Borough Design Guide (BDG, 2012) states that any alteration or extension to an existing building should be well-designed, respond positively to the original building, contribute positively to the local character, and relate well to neighbouring properties. The Wokingham Borough Design Guide (BDG) states that front porches will only be acceptable where the building is set well back from the street frontage in a large plot or where the building is set back further back from the street than the prevailing building line. It also recommends that porches should generally project less than 2m forward of the building line.

The site at 1 Comet Way is in a residential area characterised by dwellings of similar age and design. It benefits from a paved front garden and shared driveway that is set back from the highway. The front extension does not protrude in front of the building line and faces directly onto a hedge separating No. 1 Comet Way from the front garden of No. 5 Comet Way. Therefore, the proposal is modest and acceptable in terms of scale and design.

The materials used for the external finish will match existing and comprise brick facing, double glazed windows with white frames, black PVC guttering and a tiled roof that will be similar in appearance to the existing dwelling.

Therefore, the proposal will not harm the character of the area in accordance with CP3 of the Core Strategy and Policy R23 of the Borough Design Guide.

Neighbouring Amenity:

Policy CP3 of the Core Strategy and R16 of the Borough Design Guide aim to protect neighbouring amenity.

Overlooking:

The proposal will have a small side window on the side elevation, and a large window at the front. However, this will not result in a loss of privacy to the immediate neighbour at No. 3 Comet Way given the very oblique views between the windows of these properties. Therefore, the proposal will not cause any significant concern of overlooking or loss of privacy.

Loss of Light:

Due to the position of the development, there will be no loss of light to either neighbour's habitable room windows.

Overbearing:

Due to the limited height and bulk of the development, there are no concerns of overbearing presence.

Conclusion:

Subject to conditions, this application is acceptable and recommended for approval.

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:

Yes

Recommendation:

Approve

Date:

13 December 2024

Earliest date for decision:

28 November 2024

Recommendation agreed by:

(Authorised Officer)



Date:

16/12/24