

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242302
Site Address:	28 Radstock Lane, Earley, Wokingham, RG6 5QL
Expiry Date:	11 November 2024
Site Visit Date:	20 September 2024
Proposal: Householder application for the proposed erection of single storey side extension, part two storey part single storey rear extension plus changes to fenestration, following the demolition of the existing conservatory and side extension.	

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds
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 CP8 – Thames Basin Heaths Special Protection Area 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
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No relevant planning history for the site.
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CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC CIL – Development is not CIL liable

External

None consulted

REPRESENTATIONS

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

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 side extension would have a hipped roof form, adopting an almost identical footprint to the existing flat roofed garage extension and would be flush with the dwelling's front building line. The extension's roof form is subservient, and its overall scale would be proportionate to the host dwelling. Its impact on the character of the area would therefore be acceptable.

The two storey element of the rear extension would have twin hipped roof protrusions, extending a total of 4 metres from the rear of the property. The hipped roof forms would be well set down from the dwelling's ridge line and as such, the majority of the extension's form would be well screened from the roadside. Overall, the extension is a subservient addition to the host dwelling and its impact on the character of the area would therefore be acceptable.

The proposed single storey element of the rear extension would have a mono-pitch roof form that would extend a further 1.5 metres from the rear of the dwelling. Similar

to the two storey element, the single storey extension would be well screened from the roadside and would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The first floor rear fenestration proposed retains a back to flank distance from no.1 Redhatch Drive of approximately 32 metres which is acceptable.

One first floor bathroom window is proposed in the northern side elevation of the dwelling which would overlook two small first floor windows in no.26 Radstock Lane's southern elevation and as such will be conditioned to remain obscured and limited in opening height.

There are no further overlooking concerns.

Loss of Light and Overbearing:

The proposed single storey side and rear extensions retain an almost identical footprint to the existing garage/conservatory adjacent to the boundary shared with no. 26 Radstock Lane. No.26's ground floor southern side elevation remains blank and therefore there is no anticipated harm on loss of light or overbearing grounds.

Turning to the two storey rear extension, the extension would retain a 4.75 metre separation distance from no.26's southern side elevation. As the impacted areas of the elevation is blank, there are no anticipated loss of light or overbearing concerns.

With regards to no.30 Radstock Lane, the rear extensions proposed would largely align with the depth of the neighbouring property's part single part two storey rear extension. Due to the orientations of the site there are no anticipated loss of light impacts and the only fenestration impacted in terms of overbearing would be two small obscured bathroom windows which is acceptable.

Highway Access and Parking Provision:

The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards.

The existing garage is to be increased in size, and this is welcome. The existing level of driveway parking will be retained. The overall level of parking is therefore considered acceptable in this instance.

Amenity Space:

The proposals would not harm the usability of the dwelling's private 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 extensions is modest and raises no additional flood risk.

Landscape and Trees:

No vegetation would be harmed by the proposed development. One large Oak Tree is located adjacent to the site's access but is sited an adequate distance from the proposed development to ensure no harm to it during construction.

Ecology:

The site is located within an Amber Risk Zone for Great Crested Newts (GCN). Despite this, the additional ground floor footprint resulting from the development is modest and is unlikely to have any adverse 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:	11 October 2024
Earliest date for decision:	7 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.10.2024