

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243122
Site Address:	325 Headley Road East, Woodley, Wokingham, RG5 4SE
Expiry Date:	5 February 2025
Site Visit Date:	17 December 2024
Proposal: Householder application for the proposed erection of a single storey rear extension, following demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
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
JCEB Mineral Safeguarding Areas

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey semi-detached dwelling.

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 flat roofed single storey rear extension with one roof light does not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide as the depth is approx. 3m. Moreover, the single storey rear extension would have a very similar view as the existing conservatory, so it is not going to have a significant harmful impact. With it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would unlikely have an adverse impact on the character of the host property or surrounding area.

The proposal includes adding an external side door to the garage and removing the internal door joining the garage to the old utility room. Such addition is minor and would not harm the street scene.

Neighbouring Amenity:

Overlooking: At current, a conservatory is located at the rear of the property in the back garden. The single storey rear extension would have a very similar outlook, so it is not going to have a significant harmful impact in terms of potential privacy issues or overlooking concerns.

Loss of Light/Overbearing: As the extension is single storey and modest in scale and not too dissimilar to the existing conservatory there are no concerns on overbearing or loss of light.

As the proposal is a single storey extension that does not project significantly beyond the existing conservatory, it would not detrimentally impact the occupant's amenity at no.323.

Also, the existing side boundary fence would somewhat screen the single storey rear extension.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates the numbers of habitable rooms will reduce on ground floor. The proposed extension does not affect the existing driveway and garage.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is considered acceptable.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	Approve
Date:	4 February 2025
Earliest date for decision:	3 January 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	5 February 2025