

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250366
Site Address:	10 Luckley Wood, Wokingham, RG41 2EW
Expiry Date:	16 April 2025
Site Visit Date:	20.3.25
Proposal: Householder application for the proposed single storey side and rear extension. Plus, the installation of a patio, roof lights and changes to fenestration. Following the demolition of the existing conservatory and the existing decking.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Historic Flooding Points Consultation Zone

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 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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – N/A

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditons, addressed in officer report

WBC Landscape and Trees – Requested further information, to be addressed in officer report. WBC CIL – No comment WBC Ecology – No comment
External
None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a detached two storey dwelling in an established residential area. The area is characterised by other detached two storey dwellings of broadly similar character and design.

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 and rear extension would have a flat roof and would extend approximately 3.6 metres towards the western side boundary. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. The rear element of the extension would not be visible from the public realm. As a result, the proposal would not adversely impact the character of the area.

Neighbouring Amenity:

The views offered from the fenestration proposed on the rear and side elevation would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing

would arise. As the development is single story there are no concerns around overbearing or loss of light.

Flooding and Drainage:

The WBC Drainage officer has recommended some pre-commencement conditions for this application. However, as the application site is in flood zone one and is not at an increased risk from surface water flooding, these conditions have not been included on the decision notice.

Landscape and Trees:

The WBC Trees and Landscape officer has reviewed this application and requested a set of pre commencement conditions that will further protect the roots of the trees shown in the Arboricultural report. These conditions have been agreed to by the applicant and some amendments made to the Arboricultural report. The conditions are included on the decision notice.

Ecology:

As the Preliminary Roost Assessment submitted with the application concluded that the potential for bat roosts was low, the WBC Ecology officer has not provided a formal response. The submitted assessment is deemed sufficient for ensuring that bats have been suitably considered as part of this application, nonetheless, an informative is included advising the applicant of their obligations under the legislation in terms of protected species.

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:	20/3/25

Earliest date for decision:	12 March 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	04.04.2025