

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242298
Site Address:	65 Woodwaye, Woodley, Wokingham, RG5 3HB
Expiry Date:	4 November 2024
Site Visit Date:	13 September 2024
Proposal: Householder application for the proposed erection of a single storey side/rear extension following demolition of car port and garage.	

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds
Scale and Location of Development Proposals – Woodley (Major Development Location)
Great Crested Newt Consultation Zone – Green Risk Zone
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 CP6 – Managing Travel Demand 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 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
No relevant planning history for the site.		

CONSULTATION RESPONSES

Internal

WBC Highways – No objections

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/rear extension would have a hip to flat (crown) roof form that would be set back approximately 0.7 metres from the dwelling's principal building line and would protrude a total of 2.9 metres from the rear of the dwelling. The extension's roof form would have a ridge of approximately 3.15 metres (2.4 metre eaves) that would be legibly set down from the host dwelling's hipped roof form.

The width of the extension when viewed from the dwelling's frontage is substantial but the majority of its massing is offset by its legible set back from the dwelling's principal frontage and modest roof height. The extension also immediately tapers to the site's western side boundary, facilitated by the removal of the existing conifer hedge and the associated rear extension is a proportionate addition that would be well screened from the roadside.

The expanses of flat roof form proposed are noted but the extension is replacing two existing flat roofed structures. The hipped roof elements offset their visual appearance adequately and appear a more subservient addition to the dwelling.

The extension's visibility will be increased due to the removal of the existing conifer hedge on the western boundary. Removal of this hedge does not require permission as it is unprotected and it is not considered that the increased visibility of the development proposals would be detrimentally harmful to the visual amenities of Woodwaye.

Overall, the development would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The front and rear facing fenestration proposed maintains the same outlook as the existing fenestration which is acceptable.

One bathroom side window is proposed that would directly overlook no.67 Woodwaye's front garden space following removal of the existing hedgerow. As such, a condition will be imposed ensuring it is obscured and limited in open height.

Loss of Light & Overbearing:

The proposed side extensions minorly increase upon the footprint of the existing car port and garage but still manage to retain at least a 1 metre separation distance from the western side boundary shared with no.67 Woodwaye. Combined with the modest ridge and eaves height of the extensions, there are no adverse loss of light or overbearing concerns in this regard.

With regards to no.63 Woodwaye, the rear extension is modest in depth and largely aligns with the depth of no.63's existing rear extension. There are therefore no adverse loss of light or overbearing concerns in this regard either.

Highway Access and Parking Provision:

The existing driveway has space for 3no. vehicles that can utilise the existing dropped crossing which is acceptable.

Direct access to the rear garden is available for cycle storage, which is also acceptable.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. The modest increases in development footprint proposed are not considered to warrant any additional flood risk of surface water drainage concerns.

Landscape and Trees:

Except for the aforementioned removal of the existing conifer hedge, no further vegetation would be harmed by the proposed development.

Ecology:

There are no anticipated ecological implications as a result of this development.

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:	30 September 2024

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