

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242593
Site Address:	18 Shepherds House Lane, Earley, Wokingham, RG6 1AD
Expiry Date:	12 December 2024
Site Visit Date:	1 November 2024
Proposal: Householder application for the proposed single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Earley (Major Development Location)
Great Crested Newt Consultation Zone – Red Risk Zone
Public Open Space
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 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 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 Green Infrastructure – No comments received
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 rear extension would have a flat roof and would protrude approximately 6.7 metres from the rear of the dwelling. Its form would be completely obscured from any public viewpoints and therefore its impact on the character of the area would be acceptable. Neighbouring Amenity: <i>Overlooking:</i> The nature of the development raises no overlooking concerns. <i>Loss of Light and Overbearing:</i> The majority of the extension's form, despite its notable depth, would align with the built form of no.16 Shepherds House Lane's rear detached garage. Combined with the extension's modest eaves height, there are no objections on these grounds.

Highway Access and Parking Provision:

The proposals would have no impact on the site's existing parking provision.

Amenity Space:

The proposals would not harm the usability of the dwelling's external garden space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. There are therefore no anticipated flood risk concerns.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

The site is located within a Red Risk Zone for Great Crested Newts (GCN). Despite this, the proposed extension is very modest in footprint and would be sited on an area of existing hardstanding. There are therefore no anticipated impacts on this protected species but as a precaution, the standard GCN informative will be added to the decision notice.

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:	13 November 2024
Earliest date for	8 November 2024

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.11.2024