

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250365
Site Address:	24 Broadwater Road, Twyford, Wokingham, RG10 0EX
Expiry Date:	2 June 2025
Site Visit Date:	16 April 2025
Proposal: Householder application for the proposed erection of a two storey front extension following demolition of the existing single storey front extension, garage conversion to create habitable accommodation, installation of a side canopy roof over new entrance along with changes to fenestration plus extension of hardstanding to the car parking and associated works to garden and gate.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt 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 CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
022140	Proposed two storey side and single storey rear extensions to dwelling.	Approved – 16 October 2002

CONSULTATION RESPONSES

Internal

WBC Highways – Requested more information
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 two-storey dwelling in the major development location of Twyford.

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:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Front extensions, especially those of two-storeys are generally discouraged in the Borough Design Guide. However, this two-storey extension site on the existing plot of the dwelling and does not project forward of the building line, which is in accordance with the Borough Design Guide. Furthermore, the pitch of the new extension roof matches that of the main roof, providing a seamless link with the existing dwelling. It is therefore considered that the two-storey front extension has an acceptable impact on the character of the area.

The garage conversion and infill of the small area in front of the existing garage would be a minor change to the appearance of the dwelling, and the use of matching materials to the rest of the proposed works allows the infill extension to integrate with the rest of the dwelling. The installation of a canopy roof over the new entrance on the side of the property is also a minor addition, that will be carried out using

matching materials. Subsequently, these additions will have no negative impact on the character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Two storey front extension:

The extension is set well away from neighboring properties on both sides, and is a small extension, therefore there will be no negative impact on loss of light or overbearing. The views offered from the proposed windows will be similar to that of the existing arrangement, therefore there will be no negative overlooking impact from the works.

Garage conversion and infill extension:

As these works are limited to the ground floor, are internal works, or works on the footprint of the existing dwelling, there will be no negative impact on neighbouring amenity.

Canopy roof:

The addition of a canopy roof over the new entrance to the side of the dwelling is extremely minor and is set well away from all neighbours, therefore there will be no additional negative impact on neighbouring amenity.

Highway Access and Parking Provision:

The Council's Highways Officer has recommended approval subject to a condition requiring the proposed parking arrangement to be implemented. Whilst removal of existing greenery on the street scene is not preferred, it is the only option in this instance with the removal of the garage.

The WBC Highways officer has recommended that the dropped crossing be extended to serve this development, however, as the new parking space will likely be able to be accessed from the existing dropped kerb arrangement, it is not deemed necessary in this instance to condition an extension of the dropped kerb.

Ecology:

The WBC Ecology officer has not commented on this application as there submitted survey clearly states that the proposals do not have the potential to harm bats.

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:	No
Recommendation:	Approve
Date:	20/5/25
Earliest date for decision:	30 April 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.05.2025