

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251698
Site Address:	37 Wedderburn Close, Winnersh, Wokingham, RG41 5NY
Expiry Date:	15 September 2025
Site Visit Date:	22/07/2025
Proposal: Householder application for the proposed erection of a front porch.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable 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 CC04 – Sustainable Design and Construction CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal
WBC Highways – No objections. WBC CIL – No comments received.
External
None consulted.

REPRESENTATIONS	
Parish/Town Council	Winnersh Parish Council – No comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site relates to a two storey, semi-detached property located in an established residential area. The surrounding area is characterised by semi-detached properties that are similar in design and appearance. 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 front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient to the host dwelling and there are other examples of front projections of various sizes and designs in the surrounding street scene. Consequently, it is considered that the proposal would have an acceptable impact on the character of the area. Neighbouring Amenity: The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

The proposed extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts to any neighbouring amenities.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and notes that the total numbers of habitable rooms will remain unchanged. The proposed porch will not affect the existing driveway. The existing parking space and garage will be retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. No negative impact on abilities for cycle storage is expected, which is acceptable. As such, there are no highways issues.

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:	22 August 2025
Earliest date for decision:	11 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22/08/25

PLANNING CONSTRAINTS/STATUS

Insert where relevant

Major Development Location - Winnersh