

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242798
Site Address:	Westdene, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP
Expiry Date:	23 January 2025
Site Visit Date:	14/01/2025
Proposal: Householder application for proposed single storey rear extension with parapet walls, flat roof and sky lights, plus additional double height feature aperture to the rear elevation. Following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

- Green Routes and Riverside Paths
- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Green Routes and Riverside Paths 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 CP5 – Housing Mix, Density and Affordability CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development 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 TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY

Application No.	Description	Decision & Date
231367	Householder application for the proposed erection of a part first floor part two storey side/rear and single storey rear extension following removal of the existing conservatory, plus changes to fenestration.	Approved, 02/08/2023
102062	Erection of single storey side extension to dwelling.	Approved, 22/09/2010
002574	Proposed single storey rear extension to dwelling to form conservatory	Approved, 23/06/2000
981422	Proposed Two Storey Side Extension to Dwelling	Approved, 31/12/1998

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objections.
WBC Ecology – No comments received.

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield 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, detached property located in an established residential area. The surrounding area is characterised by detached properties set in discernible groupings which are distinguished by repeated house type.

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 feature a flat roof design and project approximately 5.2 metres from the main rear elevation of the dwelling. While the extension would span a considerable width, its siting at the rear of the property ensures it remains entirely obscured from the street scene. As a result, it would not detract from or adversely impact the character of the surrounding area.

Neighbouring Amenity:

The proposed rear extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light. The rear of the site is well screened with boundary treatment and the development is set away from existing boundaries.

Highway Access and Parking Provision:

The proposed development does not include the addition of a new habitable room and, as such, would not alter the existing parking arrangements on the application site. Consequently, no highways-related impacts are anticipated.

Amenity Space:

The remaining rear amenity space would meet the minimum depth requirement of 11 metres.

Landscape and Trees:

The application site is located along a Green Route which features properties of various ages and styles, many of which have been altered over time. The Council's Trees and Landscape Officer has reviewed this application and notes that no trees and hedges bound the plot. There are no protected trees on the application site and given the scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting preliminary ecological appraisal (Urban Tree Experts, May 2023, ref: SPH/NP/PEA-23/25.04) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be very low. As such, the proposals are unlikely to adversely affect roosting bats or other 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:	Not required
Recommendation:	Approval
Date:	18 January 2025
Earliest date for decision:	20 December 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.01.2025