

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242042
Site Address:	43 Gipsy Lane, Wokingham, RG40 2BN
Expiry Date:	9 October 2024
Site Visit Date:	05/04/2024
Proposal: Application to vary condition 5 of planning consent 240710 for the proposed single storey front extension to create porch, single storey rear extension with changes to fenestration, the hardstanding to rear garden following demolition of existing conservatory (part- retrospective). Condition 5 refers to landscaping and the variation is to allow the inclusion of pebbled paving to the front driveway.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Landscape Character Assessment Area

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 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 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

PLANNING HISTORY

Application No.	Description	Decision & Date
242042	(Part Retrospective) Application for a certificate of lawfulness for the proposed single storey rear extensions, insertion of a front porch, internal modifications, and the addition of 2 no. roof lights.	Refused, 14/05/2024
240710	Householder application for proposed single storey front extension to create porch, single storey rear extension with changes to fenestration, the hardstanding to rear garden following demolition of existing conservatory (part-retrospective).	Approved, 25/06/2024

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections.
WBC Enforcement – No comments received.
WBC Highways – No objections.
WBC Landscape and Trees – No objections following amended plans.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Proposed development:

Application to vary condition 5 of planning consent 240710. Condition 5 refers to landscaping and the variation is to allow the inclusion of pebbled paving across the entire width of the front driveway.

Character of the Area and Landscaping:

The proposal to include pebbled paving across the entire width of the front driveway is a modest alteration and similar surfacing of front driveway areas along this section of Gipsy Lane is common. However, Gipsy Lane has a verdant appearance, some degree of soft landscaping in the form of planting within front driveway areas also a common feature.

In the interests of visual amenity, the Council's Trees and Landscape Officer has advised that boundary hedgerow is installed along the boundary shared with no.41 Gipsy Lane. An amended plan reflecting this recommendation was submitted on 19/09/2024; a suitable condition will be added to the original approval to ensure

compliance.

Highway Access and Parking Provision:

As the proposal would not affect the existing parking arrangement on the application site, the Council's Highways Officer has raised no objections to the proposed alteration.

Flooding and Drainage:

The councils Drainage Officer has reviewed this proposed alteration and has raised no objections given that the proposals would be of a permeable material, therefore would not lead to any increased flood risk from surface water run-off.

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:	19 September 2024
Earliest date for decision:	5 September 2024

Conditions agreed:	Not required
Recommendation:	Approval
Date:	19 September 2024
Earliest date for decision:	5 September 2024

Recommendation agreed by: (Authorised Officer)	MC
Date:	20.09.2024