

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241956
Site Address:	12 Coningham Road, Shinfield, Wokingham, RG2 8QP
Expiry Date:	24 September 2024
Site Visit Date:	Pending
Proposal: Householder application for proposed erection of a two storey side extension following demolition of the existing attached garage.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Tree Preservation Orders
- 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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
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
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

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, subject to a condition.
WBC Landscape and Trees – No objections.

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 that are 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 two storey side extension would have a gable roof, would be set down from the main ridge of the dwelling and would extend up against the west side boundary of the site. The new fenestration would not match the style and proportions of windows on the main dwelling. Nonetheless, the size of windows would be appropriate given the smaller scale of the extension and the extent of windows would appear as an overly dominant feature. Furthermore, a variety of windows designs are present within the street scene. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact 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 views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

The proposed velux window on the west side elevation would raise slight concerns of overlooking towards the rear garden area of no.10 Coningham Road. As the finished floor levels have not been clearly indicated on the elevational drawings, a suitable condition will be attached to any approval which ensures that this window is fitted with obscured glass in order to safeguard the residential amenities of neighbouring properties.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Landscape and Trees:

The site is subject to Tree Preservation Order (TPO) 1802/2021, T2, an oak on the rear boundary. The house is set back from the road. The Council's Trees and Landscape Officer has reviewed this application and notes that the tree has not been located on the plan, but it will not be impacted by the scheme as it is not proximate. As such, no objections are raised on trees or landscape grounds.

As the proposals involves the demolition of existing garage, the Highways Officer has advised that alternative cycle storage provision is secured by a condition. However, this condition is deemed unnecessary due to the modest scale of the proposal, which is unlikely to significantly impact existing travel patterns.

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	
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Conditions agreed:	Not required
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Recommendation:	Approval
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Date:	11 September 2024
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Earliest date for decision:	22 August 2024
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Recommendation agreed by: (Authorised Officer)	
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MC

Date:	19.09.2024
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