

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261319
Site Address:	7 Rowan Close, Wokingham, RG41 4BH
Expiry Date:	5 August 2026
Site Visit Date:	5 th September 2025
Proposal: Application to vary condition 2 of planning consent 251619 for the proposed erection of a two-storey side extension. Variation is to allow changes to fenestration.	

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
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
251619	Householder application for the proposed erection of a two-storey side extension.	Approve 22 nd September 2025

CONSULTATION RESPONSES

Internal
N/A
External
N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a large two-storey detached property located in a small cul-de-sac on Rowan Close within the major development location of Wokingham.

Permission 251619 was approved on 22/09/2025 for a two-storey side extension.

Proposal:

This application seeks to vary condition 2 of planning consent 251619.

Condition 2:

Condition 2 relates to the approved plans. The change would require the amended plan (PP-06 Rev A) to substitute the original plan PP-06 submitted in permission 251619.

The amendments sought consist of removing a window on the front elevation and adding a door to the front elevation.

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, in the major development location of Wokingham 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 variation relates to relatively minor amendments to the approved scheme. The alteration to a part of the front bay window being replaced with a door to allow access into the side extension at the front elevation would not majorly change the

current proposed appearance of the dwelling. In this context, the change would appear subordinate and would have a neutral effect on the character of the host dwelling and the surrounding street scene.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The replacement of the window with a door on the front elevation would not materially alter the degree of overlooking compared to the previously approved arrangement. Both forms of fenestration would provide a similar outlook, and as such the proposed change would not give rise to any additional loss of privacy. The amendment is therefore considered acceptable in terms of neighbouring amenity.

Highway Access and Parking Provision:

The amendments sought do not impact the approved parking arrangements which are acceptable.

Amenity Space:

The amendments sought do not impact the amenity space which is acceptable.

Conclusion:

The proposal would not significantly impact the character of the host dwelling or local area. The proposed amendments do not impact any other material planning consideration related to the approved development and do not alter the Officer conclusions of the original application. Therefore, the application is recommended for approval.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	Approve
Date:	21st July 2026

Earliest date for decision:	2 July 2026
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Recommendation agreed by: (Authorised Officer)	
Date:	21/07/26

PLANNING CONSTRAINTS/STATUS

Insert where relevant