

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251629
Site Address:	10 Commons Road, Wokingham, Wokingham, RG41 1JG
Expiry Date:	3 September 2025
Proposal: Application to vary condition 2 of planning consent 242563 for the proposed single storey side and rear extension following demolition of the existing rear extension, plus a loft conversion and rear dormer. 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 CP6 – Managing Travel Demand 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 CC02 – Development Limits 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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
242563	Householder application for the proposed single storey side and rear extension following demolition of the existing rear extension, plus a loft conversion and rear dormer.	Approved 22/11/2024

CONSULTATION RESPONSES

Internal
None

External
None

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

APPRAISAL
Description of Development: This application seeks permission to vary Condition 2 of planning consent 242563. Condition 2 relates to the approved details and the proposed variation is to allow the substitution of drawings. The submitted plans show that the front door is being relocated to the side elevation, a roof light is being inserted to the single storey rear element, and an existing chimney is being relocated. 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 relocation of the front door to the side elevation poses no significant impact upon the host dwelling or the character of the area. The insertion of a rooflight to the single storey rear element poses no harm to the character of the area. The proposed relocation of the chimney poses no harm to the character of the area. Neighbouring Amenity: The alterations proposed within this application pose no harm to neighbouring amenities with regards to overlooking, overbearing and loss of light due to the position of the windows and the distance from the neighbours. Residential Amenity Space:

The proposed variations would have no impact upon the private amenity space of the application site for current and future occupiers.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

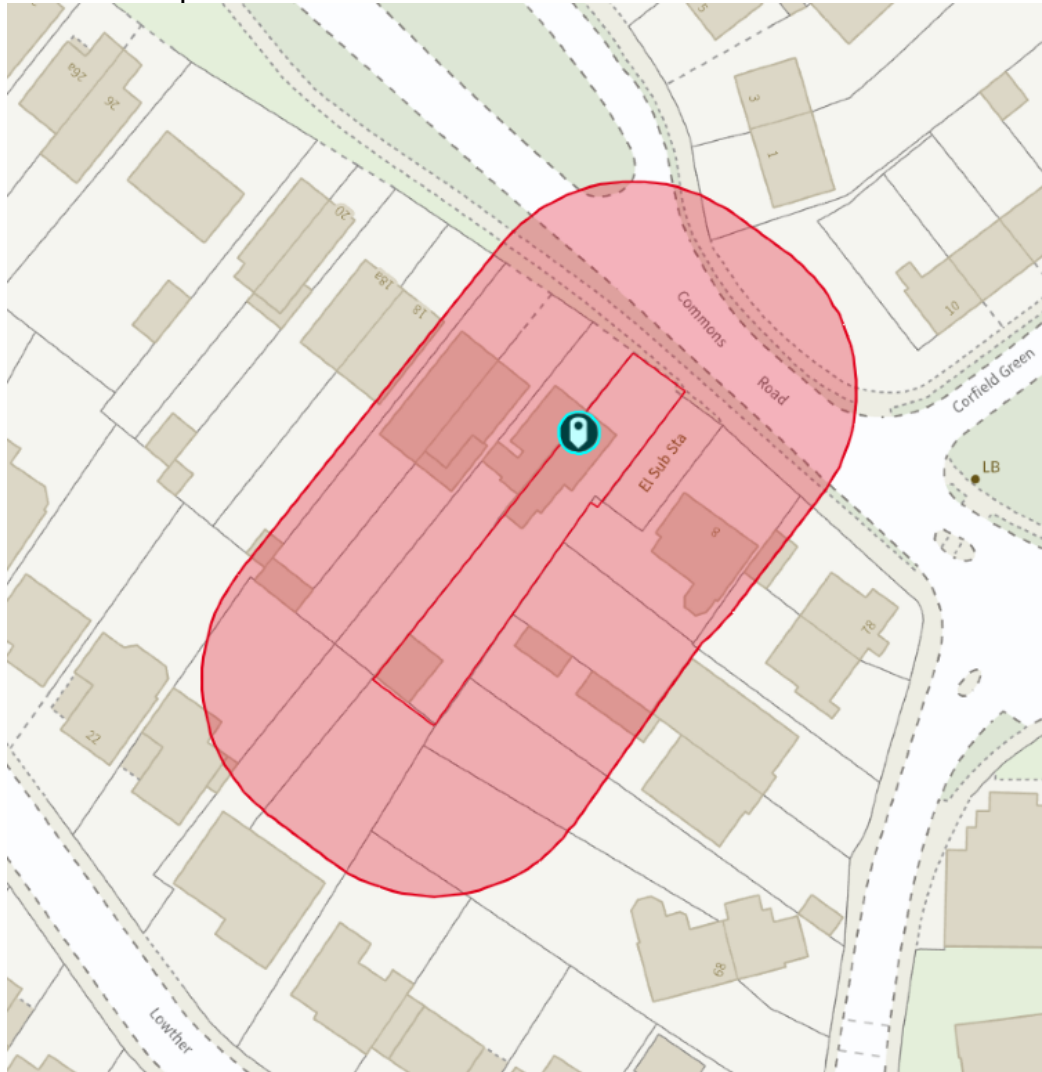
RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	2 September 2025
Earliest date for decision:	31 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	2 September 2025

PLANNING CONSTRAINTS/STATUS

This report is designed to be printed on A4 Portrait (8.27" X 11.69") Paper
Near Me Report



Powered by [Esri](#)

No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Electricity Sub Station Consultation Zones | Total count: 1

#	FEATURE_TYPE	CONSULT
1	Electricity Sub Station Consultation Zone	SSE Power Distribution

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
---	--------------	--------------	---------

1	Groundwater Consultation Zones	Groundwater Consultation Zone 2	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency
---	--------------------------------	---------------------------------	--

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	VN802	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	VN803	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	VO803	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000530000&es=&location=473915,172259%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Emmbrook Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham CP	0 m