

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251922
Site Address:	44 Whaley Road, Wokingham, RG40 1QA
Expiry Date:	7 October 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for proposed new flat roof with glazed lantern to replace existing flat roof.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY- No previous planning history.

CONSULTATION RESPONSES

Internal

WBC Highways- No comments recieved
WBC CIL- No comments recieved

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 consists of a semi-detached dwelling located at the end of a cul-de-sac within the major development location of Wokingham.

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:

CP1 of the Core Strategy requires the proposed flat roof to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed flat roof to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed raising of the roof of the single storey side element does not adhere to R16 in the Borough Design Guide in relation to separation distances as the recommended minimum distance for flank to boundary is 1m, however, it is noted that the built form of the single storey side extension (other than the roof) exists at current. The location of the existing single storey side element is not amended by this proposal and therefore this tempers the conflict with the Borough Design Guide. The section of raised roof retains the single storey appearance. Accordingly, there is no terracing impact being introduced by the proposal.

The proposed flat roof will be raised by c.0.20m, aligning with the neighbouring property (No.46 Whaley Road). Given the proportionate scale and in keeping design, the raised roof would have an acceptable impact on the appearance of the dwelling and wider area, complying with CP1 of the Core Strategy. The raised roof would be visible from the public domain, but with the proposed materials to match those of the existing roof, any potential harm to the character of the area would be greatly limited, complying with CP3 of the Core Strategy.

Neighbouring Amenity:

CP3 states the proposed flat roof should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

A rooflight is proposed central to this area, this would not introduce any outlook across any neighbouring properties and therefore there are no concerns with regards to overlooking or any loss of privacy.

Loss of Light:

The section of raised roof would be wholly aligned with the neighbouring property (No.46 Whaley Road) and therefore no concerns are raised with regards to loss of light.

Overbearing:

The section of raised roof would be wholly aligned with the neighbouring property (No.46 Whaley Road) and therefore no concerns are raised with regards to overbearing.

Highway Access and Parking Provision:

The Highways have no comments for this proposal as the proposal does not result in an increase of habitable rooms, parking provision or access.

Amenity Space:

The proposed raised roof will have no impact on any amenity space.

Conclusion:

In conclusion, for the reasons stated above, the proposed new flat roof would not harm the character and appearance of the area, would not harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it 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, 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:	Approve
Date:	17 September 2025
Earliest date for decision:	2 September 2025

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	23.09.25

PLANNING CONSTRAINTS/STATUS

Insert where relevant

- *Thames Basin Heath SPA Mitigation Zone*
- *Great Crested Newt Impact Risk Zones*
- *Water Utility Consultation Zones*