

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250916
Site Address:	35a Danywern Drive, Winnersh, Wokingham, RG41 5NS
Expiry Date:	26 June 2025
Site Visit Date:	15 November 2024
Proposal: Application to vary condition 2 of planning consent 242230 for the proposed erection of a two storey rear extension, extension of existing dormers, plus the erection of an outbuilding, following demolition of garage and part demolition of conservatory. Condition 2 refers to the approved details and the variation is to change fenestration at first floor level and reduce the size of one of the side dormers.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
242230	Householder application for the proposed erection of a two storey rear extension, extension of existing dormers, plus the erection of an outbuilding, following demolition of garage and part demolition of conservatory.	Approved: November 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
Context: The application site is located within a residential area of Winnersh. The proposal through application 242230 comprised the erection of a two-storey rear extension, the enlargement of two existing dormer features, plus the erection of a detached outbuilding. This application seeks to alter the approved fenestration of the dwelling, plus reduce the scale of one of the approved dormers. 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: Danywern Drive is characterised by its architectural diversity. A mixture of boundary types frames a great variety of dwellings, which all express a range of materials, including brick, render, tiles and both white and brown window frames. All the properties have experienced development at different rates and in different ways. Design features such as front gables, box dormers and large two storey extensions can all be observed within the street scene. It was previously concluded that the proposed works through application 242230 would have an acceptable impact on the character of the area. The alterations now proposed would not fundamentally impact the appearance of the approved development, such that there is no change to this conclusion. The additional windows would match the style of the existing fenestration, while the reduction in size to one of the dormers would be a modest and seamless change. Neighbouring Amenity: The additional windows proposed have been highlighted on the proposed plans to incorporate obscure glazing, thus preventing any added

overlooking concerns from the previously approved development. Furthermore, given the varied scheme comprises a reduction in mass, there are no concerns on overbearing or loss of light grounds.

Highway Access and Parking Provision, Flooding and Drainage, and Ecology:

The nature of the variation does not warrant any additional concerns on any of these material grounds.

Conclusion: For all the above, the proposal is acceptable, and 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, 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:	11 June 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	13.06.25