

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250777
Site Address:	8 South Drive, Wokingham, RG40 2DH
Expiry Date:	22 May 2025
Site Visit Date:	6 May 2025
Proposal: Application to vary conditions 2, 3, 4, 7 of planning consent 242195 for a proposed single storey extension to facilitate leisure facilities and the erection of a detached garage. Condition 2 refers to approved details; 3 to windows and doors; 4 to materials and finishes; 7 to external materials. The variation is to allow changes to approved details and change of wording of condition 7.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Conservation Area
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Historic Flooding Points Consultation Zone
Listed Building Buffer Zone
Electricity Sub Station
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	C CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits

Plan (MDD)	CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM7 - Conserving the Historic Environment DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Wokingham Town Centre SPD

PLANNING HISTORY		
Application No.	Description	Decision & Date
242195	Householder application for a proposed single storey extension to facilitate leisure facilities and the erection of a detached garage.	Approved 29/10/2024
112145	Proposed erection of two storey side/rear extension, front porch extension, re-alignment of bay window area to rear, provision of new dormer s to front and rear of loft space, and demolition of existing garage and outbuildings (Amendment to F/2008/2608 for proposed two storey side extension, new front porch and demolition of existing garage and out buildings).	Approved 17/10/2011
091911	Proposed erection of two storey side extension and new front porch.	Approved 28/05/2009
080538	Proposed erection of two storey side extension and new front porch. (Demolition of existing garage and outbuildings).	Refused 23/01/2009

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objection.

External

None consulted.

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 and a half storey, detached property set within a large plot on South Drive, Wokingham. South Drive is within the Murdoch Road Conservation Area. Adjoining the site to the north is Grade II Listed 7 South Drive, the application site falls within the Listed Building buffer zone of this property. The listed building was officially recognised by Historic England in January 2008 for its *'bold and striking design exhibiting Arts and Crafts influences, particularly in the form of its unusual porch. An Edwardian house which displays confident handling, unusual detailing, quality materials and which is finished to a high standard'*.

Three residential dwellings adjoin the southern boundary of the site and the rear (west) of the site backs onto the Langborough Recreation Ground playing field. A Greenway Route runs parallel to the site along the rear boundary.

South Drive is a private road and comprises large, detached dwellings of various design styles and material palettes. Typical materials include light render, brick, timber detailing, clay and slate roof tiles.

Proposal:

This application seeks to vary conditions 2, 3, 4 and 7 of permission 242195. The conditions relate to the approved details (2), details of windows and doors (3), material finishes (4), and external surface materials (7).

Condition 2:

The amendments sought consist of replacing original plan 22406-4 03A (03A) with 22406-4 03C and original plan 22406-4 04A (04A) with 22406-4 04B. The revised plans include additional material and finish information.

Conditions 3, 4 and 7:

The proposed changes to conditions 3, 4 and 7 consist of amending the wording to remove the pre-commencement element from the original conditions. Additional information has been submitted to satisfy the required information/details.

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 variations include replacing the original proposed uPVC windows and doors with anodised aluminium.

The changes to the material finish of the proposed windows and doors would not be appreciable from the public realm. The colour choice would remain sage green (as originally proposed) to match the existing fenestration. Therefore, the change would have no detrimental impact on the character of the host dwelling and a negligible visual impact on the setting of the local area.

The details submitted outline the materials and finishes to the walls, roof, rainwater goods, soffits/facias, doors/windows and garage door. The submitted cover letter also provides photographs to demonstrate the proposed materials which include a photograph of sample bricks.

The proposed changes to the wording of the conditions would not affect the footprint, scale or design of the approved permission. The details of proposed material choices and finishes have been provided within the submitted documents that support this application.

The Council's Built Heritage officer was consulted and raised no objection to the proposal. They summarised that the proposed materials are acceptable from a heritage perspective with no further information required.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

There are no changes to the size, scale, footprint or openings from the original permission, therefore, no detrimental overlooking, overbearing or loss of light impacts would be generated by the proposed changes.

Highway Access and Parking Provision:

This application does not alter the existing parking arrangements approved under application 242195. As there are no changes to the scale or footprint of the development, there are no highway concerns related to the application.

Conclusion:

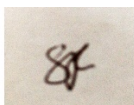
The proposal would not significantly impact the character of the host dwelling or local area. The proposed amendments do not impact any other material planning considerations related to the approved development and do not alter the Officer conclusions for the original application. The application is 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:	16 May 2025
Earliest date for decision:	20 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20.5.25