

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261788
Site Address:	104 Oxford Road, Wokingham, Wokingham, RG41 2YN
Expiry Date:	30 September 2026
Site Visit Date:	10 August 2026
Proposal: Application to vary condition 3 of planning consent 231573 dated 23 November 2023 for the householder application for the proposed erection of a two storey side extension, first floor side extension, single storey rear extension, new roof to facilitate conversion of the loft to create habitable accommodation, plus changes to fenestration and dropped kerbs. Condition 3 refers to drainage details, and the variation is to amend the timing of the condition to allow demolition and foundation works to commence, with no new drainage works or construction above damp-proof course level to proceed until the drainage details have been submitted to and approved in writing by the Local Planning Authority	

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
231573	Householder application for the proposed erection of a two storey side extension, first floor side extension, single storey rear extension, new roof to facilitate conversion of the loft to create	23/11/2023

	habitable accommodation, plus changes to fenestration and dropped kerbs.	
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to the requirements contained within the existing condition 3 remaining unchanged.

WBC CIL – No comments received.

WBC Ecology – No comments received.

External

None.

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 two-storey, detached property located towards the northern end of Oxford Road, Wokingham. The property is set behind mature hedging and a driveway providing off-street parking.

The road consists of a range of property types including large, detached houses, bungalows, terraced properties and flats. The immediate surrounding area is visually dominated by other mid twentieth-century, detached dwellings, and a significant number of these properties already have two-storey, side extensions above garages and rear extensions. The road is on a gradual slope, so properties further north sit at a slightly higher elevation than those to the south.

Typical materials found in the immediate area consist of clay roof tiles, brick, render, hung tiles and timber detail.

Proposal:

This application seeks to vary condition 3 of planning consent 231573.

Condition 3:

Condition 3 relates to securing drainage details. The amendment sought consists of revising the wording of the condition to amend when the details are required to be discharged.

Existing condition 3:

3. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. Calculations indicating the existing runoff rate from the site.
2. BRE 365 test results demonstrating whether infiltration is achievable or not.

3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.
5. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
6. Groundwater data confirming seasonal high groundwater levels in the area.
7. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
8. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Proposed wording:

No new drainage or building above DPC shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. Calculations indicating the existing runoff rate from the site.
2. BRE 365 test results demonstrating whether infiltration is achievable or not.
3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.
5. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
6. Groundwater data confirming seasonal high groundwater levels in the area.
7. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
8. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) Section 14 (Meeting the Challenge of Climate Change, Flooding

and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

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 variation relates solely to the wording and timing of compliance with the drainage condition and would not result in any changes to the approved development, including its siting, scale, design, height, massing, materials or overall appearance. The physical form of the development would therefore remain as previously approved under planning permission 231573.

As such, the proposal would not alter the conclusions reached under the original permission in respect of the character and appearance of the surrounding area. The development would continue to have an acceptable relationship with the host dwelling and surrounding pattern of development, and no additional visual impacts would arise as a result of the proposed amendment. Consequently, the variation is not considered to result in any harm to the character or appearance of the area.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The proposed variation relates solely to the wording of a drainage condition and does not involve any alterations to the approved development. There are no proposed changes to the size, footprint, height, scale, design or siting of the extensions approved under planning permission 231573. As such, the relationship between the development and neighbouring properties would remain unchanged and the proposal would not give rise to any additional overlooking, loss of light, overshadowing or overbearing impacts. The conclusions reached under the original permission in respect of residential amenity therefore remain unchanged.

Flooding and Drainage:

The application seeks to amend the trigger point of Condition 3 from a pre-commencement requirement to one requiring the submission and approval of a detailed drainage strategy before any new drainage works are undertaken or before construction progresses above damp proof course level. The condition would continue to require the submission of a comprehensive drainage scheme, including runoff

calculations, BRE365 infiltration testing, details of the proposed SuDS measures, attenuation calculations, groundwater information, a drainage strategy plan and long-term maintenance arrangements. The approved drainage scheme would also still be required to be implemented prior to first occupation and maintained thereafter.

The revised wording would not alter the scope of information required or the overall objective of the condition, which is to ensure that surface water drainage is appropriately designed and implemented to prevent an increase in flood risk. Given that no drainage infrastructure can be installed and development cannot proceed beyond damp proof course level until the drainage details have been approved, the Local Planning Authority would retain sufficient control to ensure that an appropriate sustainable drainage solution is secured and incorporated into the development.

The Council's Drainage Engineer was consulted on the proposed amendment and raised no objection, subject to the information required by the condition remaining unchanged. As the amended condition would continue to secure the same technical information and drainage outcomes as the original permission, the proposed variation is not considered to result in an increased flood risk either on the application site or elsewhere. The amended trigger is therefore considered acceptable and remains consistent with the aims of NPPF Section 14, Core Strategy Policy CP1 and Managing Development Delivery DPD Policies CC09 and CC10.

Conclusion:

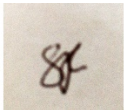
In conclusion, the proposed variation would amend only the timing of the drainage condition without altering the approved development or compromising the delivery of an appropriate sustainable drainage strategy and is therefore considered acceptable with no detrimental impacts on flood risk, the character and appearance of the area, or neighbouring amenity.

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:	Yes
Recommendation:	Approve

Date:	24 September 2026
Earliest date for decision:	31 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	25.9.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Emmbrook Ward

Wokingham Parish