

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260764
Site Address:	64 Dowles Green, Wokingham, RG40 5AB
Expiry Date:	27 May 2026
Site Visit Date:	8 April 2026
Proposal: Householder application for the proposed installation of replacement 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision
030855	Full Planning Approval - Proposed residential development to provide 109 units including a mix of dwellings and affordable housing with associated garages, parking, access and play areas	Approve

CONSULTATION RESPONSES

Internal

None received

External

None received

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is located within a residential street on Dowels Green, within the major development location of Wokingham. The existing property is a two story terraced dwelling.

The application seeks permission for the change of fenestration from the existing window and door type to alternative designs, whilst maintaining the existing sizes and positions of openings.

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:

CP1 of the Core Strategy requires the proposed single story front extension and single-story rear infill extension, and garage conversion to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single story front extension and single-storey rear infill extension, and garage conversion 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 alterations would not result in a material change to the character or appearance of the host dwelling or the wider area. As the proposal retains the existing sizes and positions of the openings, the overall form and proportions of the elevations would remain largely unchanged.

Whilst the window and door design would differ from the existing, this is not considered to appear incongruous within the street scene. The development would therefore preserve the character and appearance of the area.

Neighbouring Amenity:

Overlooking:

There are no proposed change is massing or new openings; no overlooking impacts are anticipated.

Loss of Light:

There are no proposed change is massing or new openings; no loss of light impacts are anticipated.

Overbearing:

There are no proposed change is massing or new openings; no overbearing impacts are anticipated.

Highway Access and Parking Provision, Amenity Space, Flooding and Drainage, Landscape and Trees, Ecology:

There are no proposed change is massing or new openings; no impacts of this nature are anticipated.

Conclusion:

The proposed development would not result in harm to the character and appearance of the area, nor would it give rise to other unacceptable impacts. The proposal complies with Policies CP1 and CP3 of the Core Strategy and the relevant guidance within the Borough Design Guide.

Accordingly, the application is recommended for approval, subject to appropriate conditions.

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.
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RECOMMENDATION	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	29 April 2026
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Earliest date for decision:	24 April 2026
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Recommendation agreed by: (Authorised Officer)	
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JMM

Date:	1 May 2026
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PLANNING CONSTRAINTS/STATUS

Major development location – Wokingham

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zones

SSSI Impact Risk Zones

Water Utility Consultation Zone

Landscape Character Assessment 2019

Ward – Norreys

Parish – Wokingham