

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251305
Site Address:	8 Wellesley Drive, Crowthorne, Wokingham, RG45 6AL
Expiry Date:	28 July 2025
Site Visit Date:	18/06/2025
Proposal: Householder application for the retrospective replacement of tiled pitched roof with flat roof.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
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
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals	N/A

and Waste Plan (JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

132533 – proposed erection of single storey conservatory extension to south elevation – Approved 14/06/2013.

121289 – Proposed erection of a single storey side extension to dwelling, plus new pitched roof to existing front porch and garage – Approved 01/05/2012.

CONSULTATION RESPONSES

Internal

WBC Enforcement – No comments
WBC Highways – State they have no comments
WBC CIL – No CIL liable development

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

Two storey detached dwelling with pavilion-hipped roof and flat roof linked carport and garage, located at the entrance of a residential estate and on a corner plot. The property benefits from a single storey conservatory extension to the south side.

Proposal:

Retrospective planning permission is sought for the replacement of the pitched roof of the existing conservatory extension, with a single ply membrane flat roof.

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 existing carport, garage and front porch of the subject dwelling have flat roofs and as such, the replacement of the pitched roof of the conservatory extension with a flat roof would not appear at odds but would positively integrate with the overall design of the property. It is therefore considered the proposal does not result in any detrimental impact upon the character and appearance of the street scene and is acceptable.

Neighbouring Amenity:

Given the minor, single storey nature of development and the reduction in overall height of the roof of the existing conservatory extension, as well as adequate separation distances, it is not considered there would any detrimental impact upon the living conditions of adjoining neighbouring properties.

Other:

There is no additional impact on the existing highway network or level of on-site parking.

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:	Approval
Date:	11 July 2025
Earliest date for decision:	1 July 2025

Recommendation agreed by: (Authorised Officer)	<i>NC</i>
Date:	11/07/2025