

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251717
Site Address:	45 Gingells Farm Road, Charvil, Wokingham, RG10 9DJ
Expiry Date:	18 September 2025
Site Visit Date:	20 August 2025
Proposal: Application to vary condition 2, 3, 4 and 5 of planning consent 241190 for proposed erection of a first floor side extension. Condition 2 refers to approved details, 3 to high level windows, 4 to window glazing, 5 to external materials. Variation is to allow changes to layout and 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Wokingham Borough Local Plan Update (LPU)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
241190	Householder application for proposed erection of a first floor side extension.	Approved 22/07/2024

CONSULTATION RESPONSES

Internal
None.
External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on Gingells Farm Road, Charvil. The dwelling is one of four properties located on a small side road off Gingells Farm Road. The property is set back from the road behind a lawned garden and driveway with off-street parking for two vehicles.

The site has an unconventional layout, with all four of the properties benefitting from additional amenity space opposite the road. Beyond this additional amenity space is New Bath Road, a designated Green Route road.

Dwellings on the road are of a similar age, style and appearance with examples of already constructed first-floor, side extensions.

Typical materials include brick, hung tiles and concrete roof tiles.

Proposal:

This application seeks to vary conditions 2, 3, 4 and 5 of planning consent 241190.

Condition 2:

Condition 2 relates to the approved plans. The amendments sought consist of changes to the approved fenestration which includes replacing the three first-floor windows in the front elevation with two windows, reducing the number of windows at first-floor level in the rear elevation from three to two, replacing the approved three high level windows in the northeastern flank elevation with one standard window which would be openable above 1.7m with clear glass.

Replacing the existing hung tiles at first-floor level on the front elevation with white render.

Condition 3:

The amendments seek to remove this condition which relates to the requirement for the first-floor fenestration in the northeastern elevation to be high level and obscurely glazed. The proposed one window would be openable above 1.7m with clear glazing.

Condition 4:

Condition 4 relates to the windows shown on the approved plans as having obscure glazing. The amendments seek to remove this condition.

Condition 5:

Condition 5 relates to the approved materials. The amendments seek to replace the existing hung tiles at first floor level on the front elevation with light render.

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 reducing the proposed three first-floor windows in the principal elevation to two. This would be a modest change to the appearance of the property frontage. The proposed front fenestration would be in-keeping with the mixture of fenestration evidenced on surrounding properties which includes a variety of window styles and a variety of window layouts. Therefore, the proposed change would have a neutral impact on the character of the host dwelling and public realm.

The changes to the approved fenestration would also include removing the approved three high level, obscurely glazed windows in the northeastern elevation with one standard window. The proposed change would be in-keeping with the existing one standard sized window that already exists in the flank elevation. Therefore, the change would not be out of-keeping with the existing fenestration layout and would have no adverse impact on the character of the host dwelling or street scene.

The proposed light render to replace the existing hung tiles on the front elevation would not be a significant change within the street scene. The proposed render would be similar to the render evidenced at nos. 23, 25, 30 and 31 Gingells Farm Road. Therefore, the change would have no detrimental impact on the character of the host dwelling and a negligible visual impact on the street scene.

Neighbouring Amenity:

Overlooking:

The amendments include removing the approved three high level, obscurely glazed windows in the northeastern elevation with one standard, clear window to serve an office. By virtue of the approved first-floor side extension, the proposed office window would be sited approximately 2.85m closer to the shared boundary with no. 43. The window would face directly towards the flank wall of the neighbouring property which has one first-floor window in the adjacent flank wall to serve a landing. Due to the host dwelling being set back approximately 2.1m from the principal building line of no. 43, the proposed office window would face directly towards the wall of the neighbouring flank wall and would only provide oblique views of the neighbouring landing window.

As existing, the northeastern flank elevation of the host dwelling already boasts one standard, clear window to serve the landing. Views from the proposed window would provide views similar to the existing fenestration and would not result in a detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

Loss of Light & Overbearing:

Due to the nature of the proposed amendments, there are no detrimental impacts of this nature that would arise.

Conclusion:

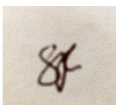
The proposal would not significantly impact the character of the host dwelling or local area. The proposed amendments do not impact any other material planning considerations related to the approved development and do not alter the Officer conclusions of the original application. The application is recommended 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:	12 September 2025
Earliest date for decision:	14 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	16.9.25

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

	FEATURE_TYPE	NAME
1	Limited Development Locations	Charvil

Bat Roost Habitat Suitability | Total count: 4

	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	RF495 RG494 RG495 RH495	Ecology Officer, Green Infrastructure Team

Landscape Character Assessment 2019 | Total count: 1

	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Sonning Wooded Chalk Slopes

Wards | Total count: 1

	NAME	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

	NAME	Closest Approximate Distance
1	Charvil CP	0 m