

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 251642                                      |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Twigs, Old Forest Road, Wokingham, RG41 1JA |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 16 September 2025                           |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 26 January 2024                             |
| <b>Proposal:</b> Application to vary conditions 2 and 3 of planning consent 233019 for the proposed erection of a single storey front extension creating porch, single storey front extension to the garage plus single storey rear extension following part conversion of existing garage to create habitable accommodation and changes to fenestration. Condition 2 refers to the approved details and 3 to the external materials, and the variation is to change external materials and fenestration. |                                             |

### **PLANNING POLICY**

|                             |                                                                                                       |
|-----------------------------|-------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                 |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development                             |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC04 – Sustainable Design and Construction |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                  |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                                                                                                                    | Decision & Date      |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 020990          | Proposed erection of replacement dwelling.<br>Demolition of existing dwelling.                                                                                                                                                                                                                 | Approved<br>23/07/02 |
| 233019          | Householder application for the proposed erection of a single storey front extension creating porch, single storey front extension to the garage plus single storey rear extension following part conversion of existing garage to create habitable accommodation and changes to fenestration. | Approved<br>30/01/24 |

### **CONSULTATION RESPONSES**

#### **Internal**

None consulted

#### **External**

|                |
|----------------|
| None consulted |
|----------------|

## REPRESENTATIONS

|                     |                                          |
|---------------------|------------------------------------------|
| Parish/Town Council | Winnersh Parish Council: No observations |
| Ward Member(s)      | No comments received                     |
| Neighbours          | No comments received                     |

## APPRAISAL

**Site Description:** Two storey detached dwelling.

**Principle of Development:** Section 70(2) TCPA 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) sets out that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

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.

S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted in order to speed up the system by being more flexible.

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for which can be applied to retrospective development, stating that *"if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly"* (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

The principle of development at the site was established with the granting of 233019. The application is to alter external materials and fenestration. Condition 2 refers to

the approved details and condition 3 to the external materials.

**Character of the Area:** The proposed change to the external materials would be from render to brickwork. Whilst this would alter the dwellings appearance, but because of the varied character along the street and due to the high degree of personalisation in the surrounding area, there is no objection to the proposed materials and the subsequent appearance of the dwelling. There are examples of brick used along in close proximity of the site including White House (first image) and Ashleigh (second image). Hence, the proposal would still be acceptable in terms of its impact on the character and appearance of the host dwelling and that of the surrounding area.



**Neighbouring Amenity:** Given the nature of the proposed alterations, such would not have any impact upon overlooking, loss of light and overbearing.

**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.

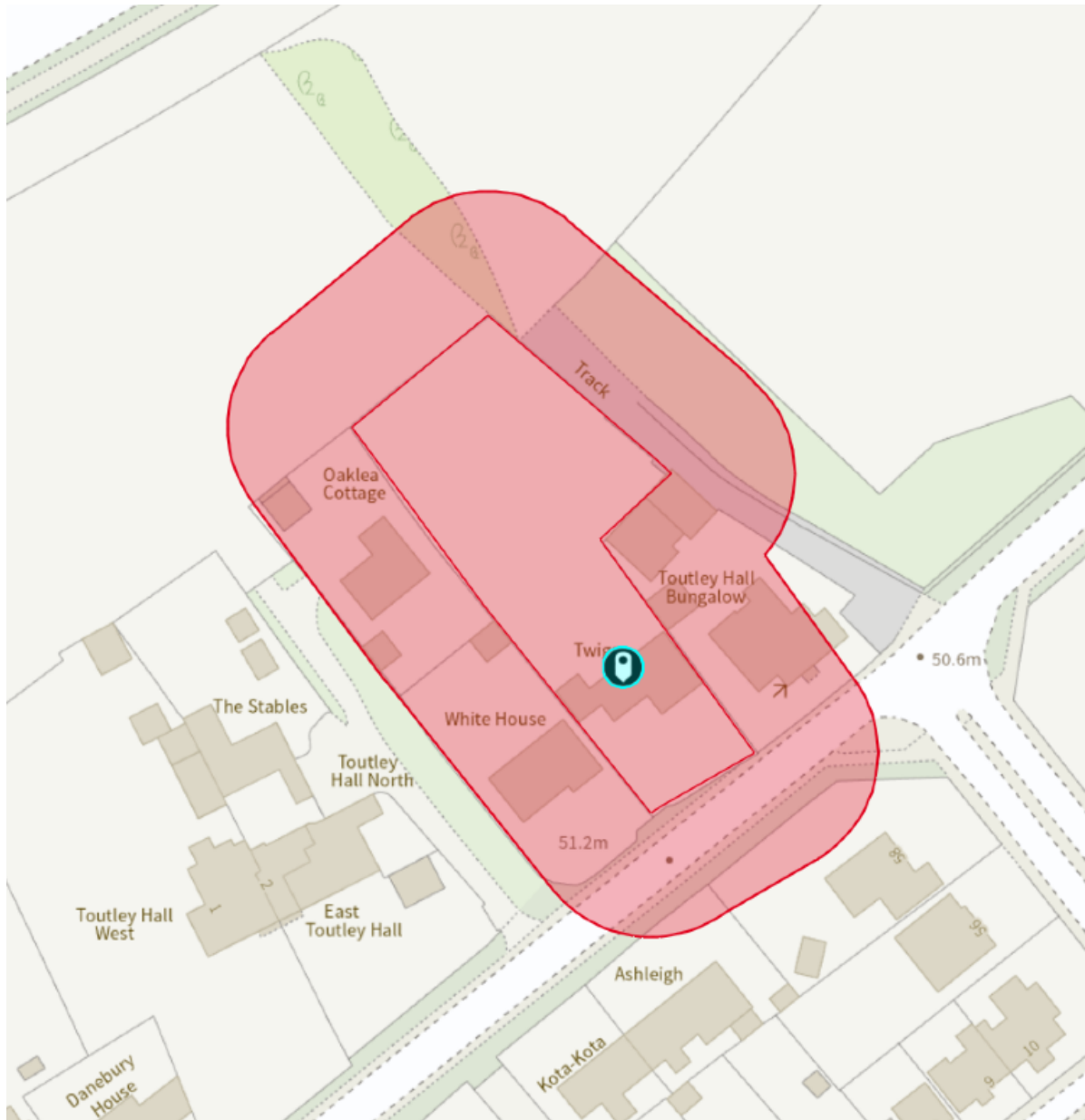
**The Public Sector Equality Duty (Equality Act 2010):** In determining this

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.

| <b>RECOMMENDATION</b>              |                |
|------------------------------------|----------------|
| <b>Conditions agreed:</b>          | Not required   |
| <b>Recommendation:</b>             | Approve        |
| <b>Date:</b>                       | 28 August 2025 |
| <b>Earliest date for decision:</b> | 12 August 2025 |

|                                  |                                                                                    |
|----------------------------------|------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:</b> |  |
| <b>(Authorised Officer)</b>      |                                                                                    |
| <b>Date:</b>                     | 28/08/25                                                                           |

## PLANNING CONSTRAINTS/STATUS



No legend

**Affordable Housing Thresholds | Total count: 4**

| # | NAME                               |
|---|------------------------------------|
| 1 | Outside Development Locations      |
| 2 | Within Major Development Locations |
| 3 | Within Major Development Locations |
| 4 | Within All Development Locations   |

**Scale and Location of Development Proposals | Total count: 2**

| # | FEATURE_TYPE                | NAME        |
|---|-----------------------------|-------------|
| 1 | Countryside                 | Countryside |
| 2 | Major Development Locations | Wokingham   |

**Mineral Safeguarding Areas | Total count: 1**

| # | Type                  | SubType                |
|---|-----------------------|------------------------|
| 1 | Sharp Sand and Gravel | River Terrace deposits |

**Major Nuclear Sites Consultation Zone | Total count: 1**

| # | FEATURE_TYPE                           | FEATURE_NAME   | PLANNING_NOTE                                                                                                                                                                                                |
|---|----------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Consultation Zone - Major Nuclear Site | AWE: 12km Zone | This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites. |

**Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1**

| # | Height Band                                 | Wind Turbine | Aviation |
|---|---------------------------------------------|--------------|----------|
| 1 | All works exceeding 150 metres (492.1 feet) | YES          | YES      |

**Submitted Sites Live | Total count: 1**

| # | SITE_REF | LUPP                             | ADDRESS                        |
|---|----------|----------------------------------|--------------------------------|
| 1 | 5WI019   | Housing (C3 Planning Use Class). | Land north-west of Forest Road |

**EA Groundwater Zones | Total count: 1**

| # | FEATURE_TYPE                   | FEATURE_NAME                    | CONSULT                                                                                                                          |
|---|--------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 1 | Groundwater Consultation Zones | Groundwater Consultation Zone 2 | Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency |

**Risk of Flooding from Surface Water | Total count: 3**

| # | FEATURE_TYPE                                 | FEATURE_NAME               |
|---|----------------------------------------------|----------------------------|
| 1 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |
| 2 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |
| 3 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |

**Bat Roost Habitat Suitability | Total count: 7**

| # | FEATURE_TYPE                                                                                | FEATURE_NAME | CONSULT                                    |
|---|---------------------------------------------------------------------------------------------|--------------|--------------------------------------------|
| 1 | Bat survey required for planning applications that involve roof modification or demolition. | UZ789        | Ecology Officer, Green Infrastructure Team |
| 2 | Bat survey required for planning applications that involve roof modification or demolition. | VA791        | Ecology Officer, Green Infrastructure Team |
| 3 | Bat survey required for planning applications that involve roof modification or demolition. | VB789        | Ecology Officer, Green Infrastructure Team |
| 4 | Bat survey required for planning applications that involve roof modification or demolition. | VB790        | Ecology Officer, Green Infrastructure Team |
| 5 | Bat survey required for planning applications that involve roof modification or demolition. | VB791        | Ecology Officer, Green Infrastructure Team |
| 6 | Bat survey required for planning applications that                                          | VC790        | Ecology Officer, Green                     |

|   |                                                                                             |       |                                            |
|---|---------------------------------------------------------------------------------------------|-------|--------------------------------------------|
|   | involve roof modification or demolition.                                                    |       | Infrastructure Team                        |
| 7 | Bat survey required for planning applications that involve roof modification or demolition. | VC791 | Ecology Officer, Green Infrastructure Team |

#### Great Crested Newt Impact Risk Zones | Total count: 1

| # | FEATURE_TYPE                        | FEATURE_NAME | CONSULT                                                                                             |
|---|-------------------------------------|--------------|-----------------------------------------------------------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone | Red          | For Householder applications check HH Layer. Consult NatureSpace for all other types of development |

#### SSSI Impact Risk Zones | Total count: 1

| # | IRZURL                                                                                                                                                                                                                                                                    |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&amp;es=&amp;location=473915,172259%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&amp;es=&amp;location=473915,172259%20(IRZ%20polygon%20centre)</a> |

#### Landscape Character Assessment 2019 | Total count: 1

| # | FEATURE_TYPE                        | Name                                       |
|---|-------------------------------------|--------------------------------------------|
| 1 | Landscape Character Assessment 2019 | Wokingham-Winnersh Settled and Farmed Clay |

#### Tree Preservation Orders Served or Confirmed | Total count: 3

| # | TPO_REFERENCE | TPO_TYPE | RECORD_STATUS |
|---|---------------|----------|---------------|
|---|---------------|----------|---------------|

|   |               |        |           |
|---|---------------|--------|-----------|
| 1 | TPO-1875-2022 | Single | Confirmed |
| 2 | TPO-1875-2022 | Single | Confirmed |
| 3 | TPO-1875-2022 | Single | Confirmed |

**Wards | Total count: 2**

| # | NAME          | Closest Approximate Distance |
|---|---------------|------------------------------|
| 1 | Winnersh Ward | 0 m                          |
| 2 | Emmbrook Ward | 4.32 m                       |

**Parishes | Total count: 2**

| # | NAME         | Closest Approximate Distance |
|---|--------------|------------------------------|
| 1 | Winnersh CP  | 0 m                          |
| 2 | Wokingham CP | 4.32 m                       |