

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260111
Site Address:	8 Owl Close, Wokingham, Wokingham, RG41 3HY
Expiry Date:	16 March 2026
Proposal: Application to vary condition 2 of planning consent 251822 for the proposed erection of a part single part two storey rear extension and single storey front porch extension. Condition 2 refers to Approved Details and the variation is to update the plans.	

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 CC04 – Sustainable Design and Construction TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
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
16486	Erection of 159 residential units with garages and associated car parking	Approved 04/02/1982
251822	Householder application for the proposed erection of a part single part two storey rear extension and single storey front porch extension.	Approved 09/10/2025

CONSULTATION RESPONSES

Internal
WBC Highways – No comment
External
None

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application and their comments are summarised below: - Concern that the variation is not to facilitate reduced costs, but to eliminate the need for gutters. <i>Officer comments: Not a material planning consideration.</i> - The foundations will need to be dug into the neighbouring garden and the flat roof will overhang the boundary. <i>Officer comments: An informative is attached to this decision reminding the applicant of their need for compliance with the Party Wall Act.</i> - Delivery of materials for the build should only be permitted within certain hours. <i>Officer comments: Given the scale of the development proposed, such a condition is not deemed necessary. Should deliveries be at un-neighbourly hours, this should be reported to Environmental Health.</i>

APPRAISAL
Description of Development: This application seeks permission to vary Condition 2 of planning consent 251822. Condition 2 relates to the approved details, and the proposed variation is to allow the substitution of drawings. The submitted plans show that the roof form of the first-floor extension is being changed from a mono-pitch to a flat roof. The previous permission, 251822, incorrectly illustrated the ridge height of the property. Therefore, the revised drawings being submitted are also correcting the plans in terms of ridge height, hence corrected existing elevations have also been submitted for completeness. For clarity, this variation application does not seek to increase the height of the building in any way, and the ridge heights shown reflect the building as it currently exists. 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 alteration to the roof form is at the rear of the property where it would only be visible from the public realm via limited views. Given that the proposal is changing from a mono-pitch roof to a flat roof, there is a reduction in the bulk and as such it is not deemed that the proposed variation poses any harm to the appearance of the host dwelling or wider character of the area.

Neighbouring Amenity:

The proposed variation is reducing the bulk of the roof form on the rear elevation and as such there will be no impact upon neighbouring amenities.

Residential Amenity Space:

The proposed variation would have no impact upon the private amenity space of the application site for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required

Recommendation:	Approve
Date:	9 April 2026
Earliest date for decision:	10 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	10 April 2026

PLANNING CONSTRAINTS/STATUS