

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260458
Site Address:	6 Clare Avenue, Wokingham, RG40 1EB
Expiry Date:	22 April 2026
Proposal: Application to vary Condition 2 of planning consent 240498 for the "Householder application for proposed single storey rear extension and a first-floor side extension above the existing garage with changes to the fenestration." Condition 2 refers to Approved 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 CP7 – Biodiversity 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 CC07 – Parking TB23 – Biodiversity and Development
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 NE1 – Biodiversity and geodiversity 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
061876	Proposed single storey rear extension to dwelling.	Approved 25/07/2006
240498	Householder application for proposed single storey rear extension and a first floor side	Approved 29/04/2024

	extension above the existing garage with changes to the fenestration.	
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CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection
WBC Ecology – No objection subject to condition

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to vary Condition 2 of planning consent 240498. Condition 2 relates to the approved details, and the proposed variation is to allow the substitution of drawings. The submitted plans show that the footprint of the single storey rear extension is being increased slightly to provide a utility room, and the height of the single storey rear extension is being increased by 0.3 metres, although this appears to vary somewhat on plan form due to the level change on site being plotted more accurately. Lastly, a side access door is being inserted to the garage.

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 increase in footprint to the rear extension to provide a utility room is set 1.8 metres from the boundary with the neighbouring property. Given this adequate separation, and as the extension is located at the back, it is not considered that the increase in footprint would impact upon the appearance of the host dwelling or wider character of the area.

The increase in height of the rear extension would see an approximate increase in height of 0.3 metres, given the separation to the boundaries, and as the proposal would not be visible from the public realm, it is considered that the increase in height poses no harm to the character of the area.

The proposed insertion of a side door to the garage poses no harm to the appearance of the dwelling or to the wider character of the area.

Neighbouring Amenity:

The increased footprint of the rear extension and the increase in height are set 1.8 metres from the boundary with no. 8 and are also aligned with the garage of no. 8. As such, it is not deemed that these variations pose any harm to neighbouring amenities with regards to loss of light, overlooking, and overbearing.

The proposed side door to the garage poses no harm to neighbouring amenity.

Residential Amenity Space:

The proposed variation would not impact upon the usability of the site's rear private amenity space for current and future occupiers.

Ecology:

The Council's Ecology Officer was consulted on this application, and they identified that the section 6.2.3 of the Preliminary Bat Roost Assessment (R2616_PRA_a, February 2024, John Wenman Ecological Consultancy) submitted as part of application 240498 stated "If building works starts more than 12 months after the date of this survey, the findings should be update to ensure that they remain valid". Given that works are yet to commence and we are over 12 months beyond the date of the PRA, the Ecology Officer has recommended a condition to ensure that the recommendations within the PRA are reviewed and where necessary, updated. Accordingly, this condition is recommended.

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):

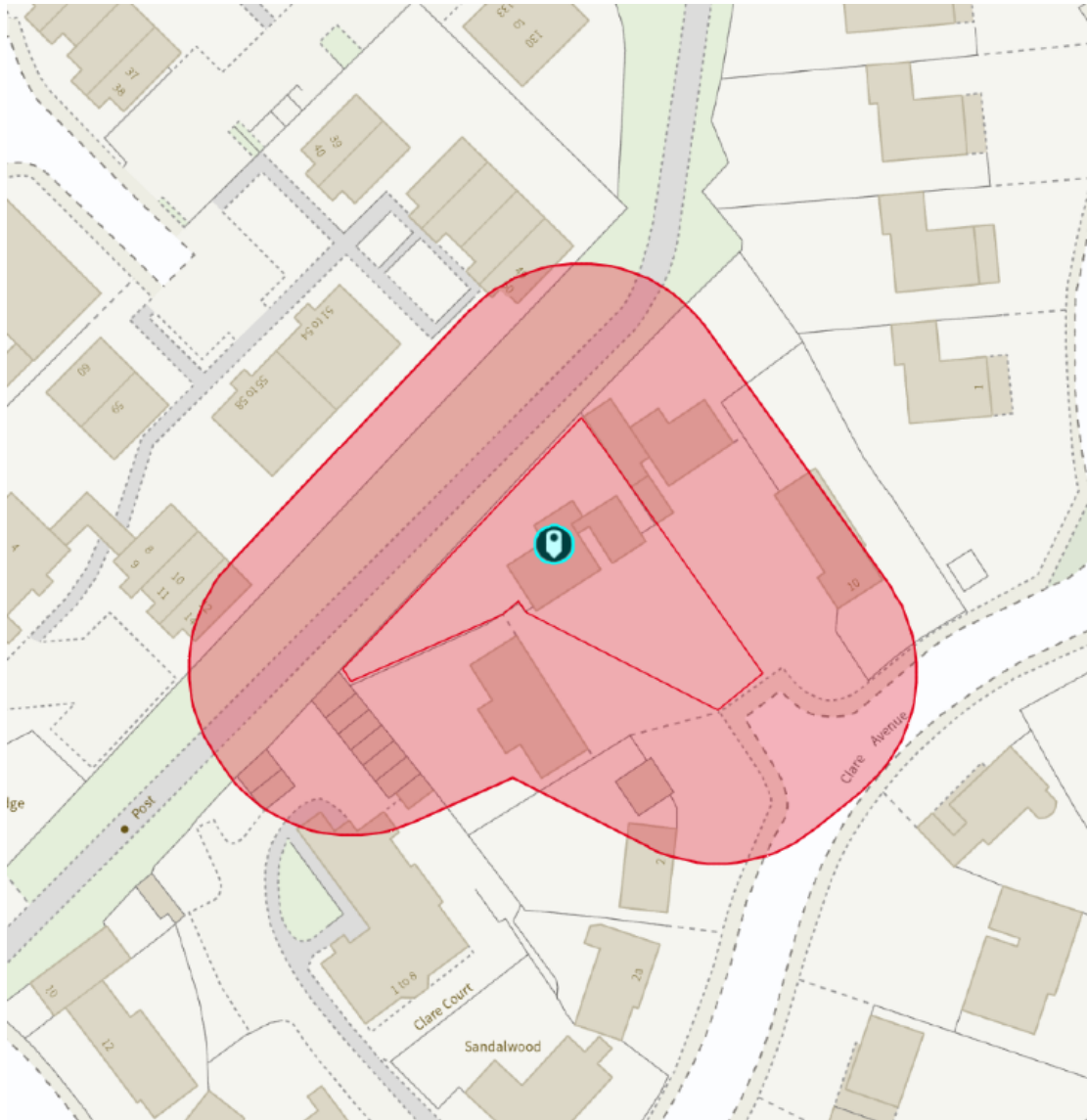
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning

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:	Yes
Recommendation:	Approve
Date:	30 April 2026
Earliest date for decision:	20 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30/04/26

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	YJ843	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	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000530000&es=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

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

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Norreys Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m