

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243074
Site Address:	1-7, Gelder Close, Earley, Wokingham, RG6 3US
Expiry Date:	28 February 2025
Site Visit Date:	14 January 2025
Proposal: Full application for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows, plus replacement of the existing front entrance and patio doors with new composite and PVCu.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals - Earley
Great Crested Newt Consultation Zone

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 CC06 – Noise CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
No relevant planning history for the site.		

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received
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External

None consulted

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

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 entire replacement of the windows within the building would have no adverse character impacts; PVCu double glazing is very prevalent/common within residential estates in Earley and the proposed fenestration would remain in-keeping with the prevailing character of the area.

Neighbouring Amenity:

There are no neighbouring amenity concerns. It is however noted that the 2no. first floor side windows are obscured and would otherwise provide outlook onto the adjacent residential properties. Therefore, a condition will be imposed to ensure the replacement windows retain this obscurity.

Highway Access and Parking Provision, Amenity Space, Landscape and Trees, Ecology & Flooding and Drainage:

Due to the nature of the proposals, there are no concerns on these grounds.

Community Infrastructure Levy (CIL):

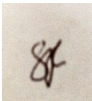
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed 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:	5 February 2025
Earliest date for decision:	28 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	5.2.25