

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261172
Site Address:	38 Jupiter Way, Wokingham, RG41 3GE
Expiry Date:	8 July 2026
Site Visit Date:	15 May 2026
Proposal: Application to vary condition 2 of planning consent 250394 for the proposed single storey side and rear extensions. Plus, the installation of roof lights and changes to fenestration. Condition 2 refers to approved details. Variation is to allow changes to fenestration and garden levels. (retrospective)	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	N/A
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
250394	Householder application for the proposed single storey side and rear extensions. Plus, the installation of roof lights and changes to fenestration.	Approved 04/04/2025

041326	Proposed 2 storey side extension to dwelling and erection of detached garage.	Approved 20/09/2004
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CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No comment to make.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One letter of objection. Concerns relate to: - Extension: Built higher/larger than approved, close to boundary; privacy justification disputed. <u>Officer comment:</u> The extension has been built to the approved plans at the ground level of the existing dwelling. The proximity of the extensions to the site boundaries were assessed as part of the original permission; 250394. - Fence: Effectively 2.7m high due to added structure and raised land; overbearing, unsafe, out of keeping and harms street/park character. <u>Officer comment:</u> These concerns are covered as part of the Character of the Area and Neighbour Amenity sections of this report. - Land levels: Garden raised up to 90cm without details; concerns over retaining structures, drainage and neighbour impact. <u>Officer comment:</u> These concerns are covered as part of the Character of the Area and Neighbour Amenity sections of this report. - Submitted plans: Inadequate plans/drawings submitted. <u>Officer comment:</u> The plans meet validation requirements; plans are in PDF format, to the required scales and contain description titles. - Policy/overall: Development contrary to policy (including Core Strategy Policy CP3) and risks setting a precedent. <u>Officer comment:</u>

APPRAISAL

Site Description:

The application site consists of a two-storey semi-detached property located on a turning head at the end of Jupiter Way cul-de-sac. There are three adjoining properties; no. 40 to the east, no. 36 to the western side boundary, and the rear boundary of no. 5 Antares Close to the west.

Permission 250394 was approved on 04/04/2025 for a single storey side and rear extensions, plus the installation of roof lights and changes to fenestration.

Proposal:

This application seeks to vary condition 2 of planning consent 250394.

Condition 2:

Condition 2 relates to the approved plans. The change would require the amended plan (GA.02 Rev 02) to substitute the original plan GA.02 submitted in permission 250394.

The amendments sought consist of replacing the approved rooflight with a roof lantern to serve the dining room, replacing the approved pitched side porch canopy with a mono-pitch roof canopy and changes in ground levels to the rear with associated increases in fence height.

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.

For the reasons set out below, the changes proposed as part of this variation application are considered acceptable in principle as the changes are appropriate in scale, height and character to the local area without detriment to adjoining neighbouring properties and land uses.

Character of the Area:

The surrounding properties within Jupiter Way comprise predominantly semi-detached dwellings that would originally have been constructed with a consistent layout, scale and architectural form. However, over time many of these properties have been altered and extended, resulting in a degree of variation in their design, appearance and

detailing. As such, the immediate street scene is characterised by a mix of original and modified dwellings, and variation in their design and appearance.

The proposed variations relate to relatively minor amendments to the approved scheme. The alteration to the rear rooflight, to be replaced with a roof lantern serving the dining area, would be confined to the rear extension. Given its position, there are limited views from the public realm along Jupiter Way. Whilst some oblique views may be available from the public footpath to the rear, the change represents a modest alteration to an already approved form and would not result in any material harm to the character or appearance of the host dwelling or the wider area.

Similarly, the amendment to the side porch canopy, involving the replacement of a pitched roof with a mono-pitch form, represents a minor design change. The canopy would have a slightly reduced projection and height compared to that approved, and due to its side-facing position, visibility from the street would be limited. In this context, the change would appear subordinate and would have a neutral effect on the character of the host dwelling and the surrounding street scene.

With regard to land levels, the submitted plans demonstrate that the site slopes generally from north to south, as well as to the southeast of the site, with higher ground toward the front and a gradual fall toward the rear boundary. Levels across the site vary, with the upper parts of the plot sitting at approximately -100 to -300 and falling toward the centre and rear of the site where levels are typically in the range of approximately -400 to -550. The garden area to the rear has been regraded and locally raised in order to create a more level and usable outdoor space.

Whilst these changes to ground levels are not readily visible from the public highway, they are more apparent from the adjoining public open space to the south, particularly in relation to the increased fence height along the rear boundary. Concerns raised regarding the resulting height are acknowledged. However, it is noted that the wider area exhibits similar variations in boundary treatments, reflecting the natural undulation of the land, with properties adjoining the open space to the east and west displaying differing relative fence heights. In this context, the increase in height, approximately 0.7m, would not appear unduly prominent or incongruous, and would not result in unacceptable harm to the character and appearance of the host dwelling or the surrounding area.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The replacement of the approved rooflight with a roof lantern within the rear extension would not materially alter the degree of overlooking compared to the previously approved arrangement. Both forms of roof fenestration would provide a similar outlook, and as such, the proposed change would not give rise to any additional loss of privacy. The amendment is therefore considered acceptable in terms of neighbouring amenity.

Similarly, the proposed replacement of the pitched porch canopy with a mono-pitch roof form would not materially alter the degree of overlooking when compared to the approved scheme. The side access arrangement would remain unchanged and, as

such, no additional loss of privacy to neighbouring occupiers would arise from this amendment.

The raising of ground levels and the associated increase in fence height along the rear boundary would not result in any adverse impacts on neighbouring privacy to the rear, noting that the site backs onto public open space rather than residential properties. In this context, there would be no overbearing impact, loss of light or overlooking arising from the increased boundary treatment.

In relation to neighbouring properties to the west, namely no. 36 Jupiter Way and nos. 5 and 6 Antares Close, there is potential for a change in the relationship due to the increased land levels aligning more closely with the garden levels along the shared boundary. However, when taking into account the presence of a 1.8m high close-boarded fence and the fact that the host dwelling itself is positioned at a slightly lower level, the development would not result in any unacceptable overlooking or loss of privacy to these neighbouring occupiers.

With regard to no. 40 Jupiter Way, which is situated at a lower level to the south-east of the site, the change in levels has the potential to appear more appreciable. However, this impact is mitigated by the provision of a boundary fence that is only marginally higher than the existing treatment, thereby limiting any overbearing effects. Furthermore, the use of the area adjacent to this boundary as a vegetable patch reduces the likelihood of frequent close proximity use at this point, thereby further limiting opportunities for overlooking. On this basis, the proposal would not result in an unacceptable impact on the amenity of this neighbouring property.

Highway Access and Parking Provision:

The amendments sought do not impact the approved parking arrangements which are acceptable.

Flooding and Drainage:

A third party has raised concerns regarding the increase in land levels and the potential for associated drainage impacts. In this regard, it is noted that the site naturally slopes from the front toward the rear, with ground levels falling in a southerly direction. As a result, any surface water runoff would be directed away from neighbouring properties and would either be contained within the site or drain toward the adjoining public open space, which comprises a substantial area of open grassland capable of accommodating surface water.

The rear garden of the host dwelling incorporates a significant proportion of permeable surfacing, including gravelled areas and planted beds, alongside more limited areas of hardstanding in the form of patio spaces. This arrangement is typical of residential garden environments and allows for the infiltration of surface water. Having regard to the existing topography of the site and the predominance of permeable surfaces, it is not considered that the proposed changes to land levels would give rise to any adverse drainage impacts for adjoining properties.

Landscape and Trees:

The application site backs onto public open space to the rear. The Council's Trees and Landscape Officer was consulted and raised no objection to the proposal and made no comment.

Conclusion:

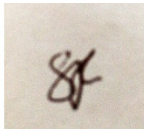
The proposal would not significantly impact the character of the host dwelling or local area. The proposed amendments do not impact any other material planning consideration related to the approved development and do not alter the Officer conclusions of the original application. The application is recommended 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 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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	30 June 2026
Earliest date for decision:	10 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	6.7.26

PLANNING CONSTRAINTS/STATUS

Major Development Location
Evendons Ward
Wokingham Parish