

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242673
Site Address:	148 Reading Road, Woodley, Wokingham, RG5 3AA
Expiry Date:	17 December 2024
Site Visit Date:	27 June 2023 (231359)
Proposal: Application to vary condition 2 of planning consent 231359 for the proposed conversion of the loft, including a hip to gable extension, rear facing dormer and front facing Velux roof light, re-roofing of existing rear extension and changes to fenestration. Condition 2 refers to approved details.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Woodley
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
231359	Householder application for the proposed conversion of the loft, including a hip to gable extension, rear facing dormer and front facing Velux roof light, re-roofing of existing rear extension and changes to fenestration.	Conditionally Approved – 13/07/2023

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a two storey semi-detached dwellinghouse fronting Reading Road, Woodley. This section of Reading Road has a relatively varied street scene with differing forms of later alterations and additions visible including roof extensions.

Proposal:

This application seeks to vary condition 2 of planning consent 231359. Condition 2 relates to the approved details and the proposed variation is to allow the following fenestration changes:

- The insertion of 1no. additional rooflight on the front elevation.
- The substitution of 1no. window on the approved rear facing dormer with a Juliet Balcony.

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.

Design and Character of the Area:

The proposed fenestration changes are relatively minor and subsequently would not significantly alter the appearance of the approved scheme. The proposed additional rooflight would be proportionate in size to the approved fenestration, while the insertion of 2no. rooflights at the front would be in keeping with several neighbouring examples. The proposed Juliet balcony remains proportionate in size to the existing fenestration and would have limited visual impact due to its position at the rear.

Overall, the proposed amendments to the approved scheme would not result in any additional harm to the visual amenity of the street scene or local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Due to the relatively modest nature of the proposed amendments, there are no concerns in respect of loss of light or overbearing impact. In respect of overlooking impact, while the proposed fenestration at the rear would be larger than the approved scheme the proposed Juliet balcony would have an oblique outlook of the neighbourhood rather than direct views into neighbouring private amenity space. Moreover, the proposal would retain a 90m separation distance to neighbouring properties at the rear on Wyndham Crescent, well exceeding the Borough Design Guide's recommended minimum of 22m.

Other:

The proposed amendments would have no impact on any other material planning considerations.

As such, this 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, 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:	Approve
Date:	11 December 2024
Earliest date for decision:	13 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	12/12/24

