

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250679
Site Address:	1 Gelder Close, Earley, Wokingham, RG6 3US
Expiry Date:	27 May 2025
Site Visit Date:	14 January 2025
Proposal: Application to vary condition 3 of planning consent 243074 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. Condition 3 refers to obscure glazing and the variation is to allow the opening windows.	

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
243074	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	Approved 05/02/2025

	patio doors with new composite and PVCu.	
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CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

Proposal Description:

This application seeks to vary condition 3 of planning consent 243074. In particular, the variation seeks to remove the restriction that requires the first floor side windows to be limited in opening height, allowing them to have standard openings. The condition currently reads as follows:

“Obscure glazing - The first floor side windows (referred to as W4 in the approved plans) in the western and eastern elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the room in which the windows are installed and shall be permanently so-retained.”

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 changes to the openings of the windows previously consented would have no visual impact on the character of the area.

Neighbouring Amenity:Overlooking:

The 1.7 metre opening height restriction was originally imposed on consent 243074 to safeguard the residential amenities of neighbouring properties. However, the Council are now aware that the existing obscured windows that the proposed development would replace have standard casement openings.

The applicant's initial intention was to retain these casement openings, rather than a 1.7 metre opening height; the height of the rooms the windows would serve would mean that the windows could not be opening at all. The Council acknowledge that the proposal to retain the casement openings would have had no greater impact on the amenities of neighbouring properties and as such, the opening height restriction imposed was not necessary.

With consideration for the 6 tests of planning conditions, the opening height restriction imposed was not necessary to make the scheme acceptable. Therefore, it will be removed from condition 3's wording which will now read as follows:

"Obscure glazing - The first floor side windows (referred to as W4 in the approved plans) in the western and eastern elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained."

Loss of Light & Overbearing:

There are no concerns on these grounds.

Highway Access and Parking Provision:

There are no concerns on these grounds.

Flooding and Drainage:

There are no concerns on these grounds.

Landscape and Trees:

There are no concerns on these grounds.

Ecology:

There are no concerns on these grounds.

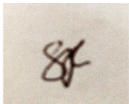
Community Infrastructure Levy (CIL):

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:	29 April 2025
Earliest date for decision:	24 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30.4.25