

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250914
Site Address:	45 Luckley Road, Wokingham, Wokingham, RG41 2ES
Expiry Date:	6 June 2025
Site Visit Date:	6 May 2025
Proposal: Application to vary condition 2 of planning consent 243038 for the proposed hip to gable roof extensions and modification of the roof, insertion of a rooflight, 2 no. front dormers and 1 no. rear dormer to create first floor accommodation following removal of 2 no. chimneys, plus erection of a single storey rear extension and porch extension. Condition 2 refers to drawing numbers and the variation is to update the plan.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 CP8 – Thames Basin Heaths Special Protection Area 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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM10 - Flood Risk DM15 - Site History
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
243038	Householder application for the proposed hip to gable roof extensions and modification of the roof, insertion of a rooflight, 2 no. front dormers and 1 no. rear dormer to create first floor accommodation following removal of 2 no. chimneys, plus erection of a single storey rear extension and porch extension.	Approved 03/03/2025
001304	Proposed demolition of existing brick wall and relocation of wall.	Approved 28/02/2000
980116	Proposed Single Storey Side Extension To Dwelling And Replacement Pitched Roof on Rear Extension (Retrospective).	Approved 24/11/1998
24223	Replacement of existing sunlounge with single storey rear extension to enlarge lounge and kitchen.	Approved 29/08/1985

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a detached bungalow set within a large plot on the southern side of Luckley Road, Wokingham. There are two neighbouring properties to each side and the rear gardens of nos.4 and 5 Luckley Wood to the rear.

Residential properties along the road vary in age, style and appearance. Many of the dwellings would originally have been constructed as bungalows, however, over time, many have been altered and extended in various forms.

The host dwelling is set back from the road behind a front lawn, established hedging along the front boundary and a part paved, part gravel driveway providing off-street parking for four vehicles.

Properties along the road boast a varied material palette, materials include brick, hung tiles, render, timber cladding and clay, slate and concrete roof tiles.

Proposal:

This application seeks to vary condition 2 of permission 243038, the condition relates to the approved details (2).

Condition 2:

The amendments sought consist of changes to the proposed external finishes which include replacing the hanging tiles on the dormers with render and replacing the existing brickwork on the front elevation and eastern elevation to render. Also proposed are changes to fenestration which include increasing the width of the proposed ground floor sliding doors in the rear elevation and increasing the width of the first-floor window on the eastern side of the rear elevation. Other changes to the internal layout are proposed.

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 variations include replacing the proposed hung tiles on the dormers and existing brick work on the front and eastern elevations with render.

The changes to the material finish of the external walls and dormers would not be significant within the public realm. The proposed render would match the existing render on rear elevation of the host dwelling and would be similar to the render evidenced on a number of surrounding properties which include an adjoining

neighbour; no. 43, and properties opposite the host site; nos. 48, 50 and 54. Therefore, the change would have no detrimental impact on the character of the host dwelling and a negligible visual impact on the street scene.

The changes proposed to the fenestration are to a first-floor window and the ground-floor sliding doors in the rear elevation. Due to the location of the fenestration to the rear of the property, there would be no view of the fenestration from the road. Therefore, the changes would cause no adverse impact to the character of the host dwelling or public realm.

The proposed changes would not affect the footprint, scale or design of the approved permission.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The changes proposed to the material finishes would have no adverse impact on neighbouring residential amenity.

The changes to the fenestration in the rear elevation would comprise increasing the width of the first-floor window that would serve an en-suite bathroom and increasing the width of the ground-floor sliding doors. The changes proposed to the first-floor window are to facilitate internal layout changes. Impact generated by the proposed fenestration was assessed in full under permission 243038. It is considered that the relatively minor increases in width would not generate any additional material impact beyond those which were considered acceptable in permission 243038 in terms of loss of privacy, overbearing or loss of light.

Highway Access and Parking Provision:

The council's Highways officer was consulted and raised no objection to the proposed changes as no additional demand for vehicle parking would be generated. There are no changes proposed to the parking arrangements which are acceptable.

Conclusion:

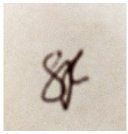
The proposal would not significantly impact the character of the host dwelling or local area. The proposed amendments do not impact any other material planning considerations related to the approved development and do not alter the Officer conclusions of the original application. The application is recommended 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, 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:	2 June 2025
Earliest date for decision:	9 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	2.6.25