

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252416
Site Address:	652 Wokingham Road, Earley, Wokingham, RG6 7HN
Expiry Date:	15 December 2025
Proposal: Application to vary condition 2 of planning consent 240839 for the proposed single storey rear extension, single storey side extension, first floor front extension, gable roof conversion to create habitable accommodation with a rear facing dormer with changes to the fenestration. Condition 2 refers to the approved details, and the variation is for changes to external materials and fenestration, plus removal of the single storey pitched roof at the side and rear and reduction in the width of the side / rear extension.	

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 CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development
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
200015	Householder application for the proposed erection of single storey side and rear extensions.	Approved 30/01/2020
200016	Householder application for proposed erection of a single storey front extension to form a porch (retrospective).	Approved 30/01/2020

200017	Application for a certificate of lawfulness for the proposed loft conversion into habitable accommodation, including hip to gable roof extension, rear dormer extension and insertion of 1no. roof light to front elevation.	Refused 30/01/2020
232934	Householder application for the proposed erection of single storey front, side and rear extension plus internal amendments.	Approved 22/01/2024
240839	Householder application for proposed single storey rear extension, single storey side extension, first floor front extension, gable roof conversion to create habitable accommodation with a rear facing dormer with changes to the fenestration	Approved 05/09/2024

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to vary Condition 2 of planning consent 240839. Condition 2 relates to the approved details and the proposed variation is to allow the substitution of drawings. The submitted plans show that the single storey side/rear extension is being reduced in width by 0.6 metres, and the crown roof is being substituted for a flat roof. Three new windows are being inserted at ground floor level on the side elevation, the single door is being removed from the rear elevation, and one rooflight is being removed and the remaining rooflight is being repositioned slightly. The submitted new drawings also indicate that the new render will match existing materials.

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 reduction in width of the side/rear extension by 0.6 metres, and change from a crown roof to a flat roof poses no harm to the appearance of the host dwelling or to the character of the area.

The proposed insertion of 3 no. windows on the side elevation, removal of a door on the rear elevation, and removal of 1 no. rooflight and repositioning of another rooflight poses no harm to the character of the area.

The proposed change in materials poses no harm to the character of the area.

Neighbouring Amenity:

The reduction in width and change from a crown roof to a flat roof pose no harm to neighbouring amenities.

The proposed new windows on the side elevation are on the ground floor and as such they pose no harm to neighbouring amenities. The other fenestration changes also pose no harm to neighbouring amenities.

The change in materials poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposed variation would have no impact upon the private amenity space of the application site for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

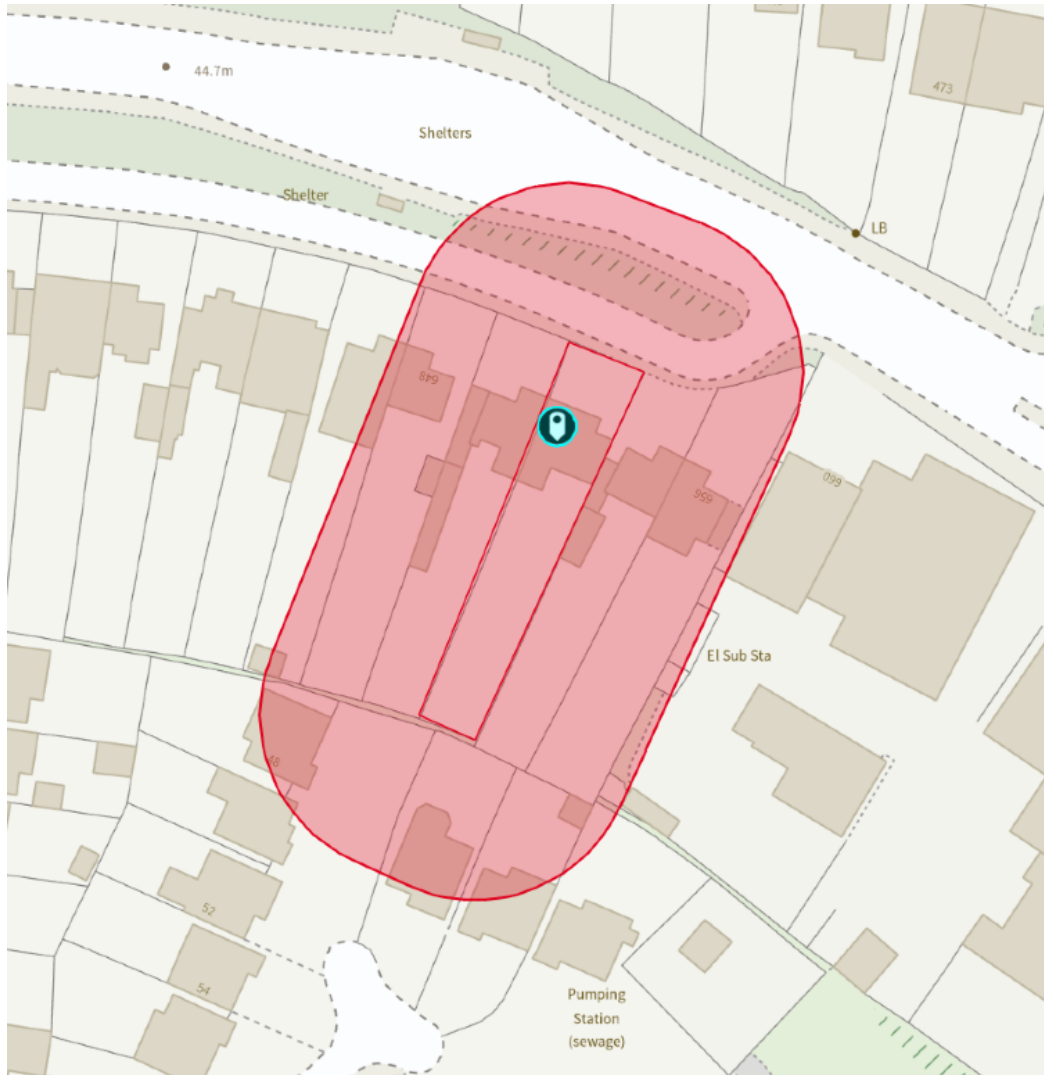
Community Infrastructure Levy (CIL):

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	15 December 2025
Earliest date for decision:	10 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/12/25

PLANNING CONSTRAINTS/STATUS



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Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	PE723	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	PF722	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	PF723	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302~es=&location=479921,172819%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 2

#	Name of area	Closest Approximate Distance
1	Maiden Erlegh & Whitegates Ward	0 m
2	Hawkedon Ward	0.76 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m