

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242946
Site Address:	6 Waring Close, Earley, Wokingham, RG6 4JE
Expiry Date:	28 January 2025
Site Visit Date:	20 August 2024
Proposal: Application to vary condition 2 of planning consent 241864 for the Householder application for proposed two storey side extension, single storey rear extension and garage conversion to create habitable accommodation. Condition 2 refers to approved details and the variation is to allow amendments to the roof structure.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Woodley)
Great Crested Newt Consultation Zone – Green Risk Zone
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 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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
241864	Householder application for proposed two storey side extension, single storey rear extension and	Approved 21/08/2024

	garage conversion to create habitable accommodation.	
242770	Application for non-material amendment to planning consent 241864 to amend the approved crown roof structure to a dual hipped roof structure, plus changes to fenestration.	Refused 14/11/2024

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 Proposal:

This application seeks to vary condition 2 of planning permission 241864. Condition 2 relates to the approved details and the proposed variation is to allow the substitution of drawings. The submitted drawings show that the roof form is being varied from the approved crown roof structure to a dual-hipped roof structure.

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 change to the roof form from a crown roof structure to a dual-hipped roof structure, would not significantly change the appearance of the dwelling following implementation of the approved scheme. The ridge height and eaves height would not differ and there would be no increase in bulk resulting from the alterations to the roof.

Whilst there are no examples of a dual-hipped roof structure in the local area, the extension would still be proportion to scale of the host dwelling and provide an aesthetically sound solution in roof design terms. Hence, it is not deemed that the amendment to the approved scheme would result in any additional harm to the local character and the amendment is therefore in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

The proposed alterations to the approved plans are altering the roof form of the approved development. The side being altered is on the opposite side to the neighbouring dwelling and additionally it is not introducing any additional bulk. It is therefore not considered that the amendment would introduce any overbearing or loss of light concerns. The proposed roof alterations would not include any changes to fenestration and therefore no overlooking concerns are raised. Overall, the amendment poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposed alterations are to the roof and there would be no impact upon the residential amenity space of the application site.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore 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:	28 January 2025
Earliest date for decision:	24 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	28/01/25