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Wokingham Borough Council
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Submission via Planning Portal – Ref: PP-14195446

23 July 2025

My Ref: 24023

Dear Sir / Madam

Town and Country Planning Act 1990 (As Amended)

Application for Minor-Material Amendment (s73A) to planning permission 242165 for householder application for proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage and front extension to provide habitable accommodation (Part Retrospective) at 10 Pigott Road, Wokingham, RG40 1PY to allow amendment to the elevations and the proposed materials.

This letter is submitted to accompany the application for a Minor-Material Amendment (s73A) to planning permission 242165 for householder application for proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage and front extension to provide habitable accommodation (Part Retrospective) at 10 Pigott Road, Wokingham, RG40 1PY to allow amendment to the elevations and the proposed materials.

The original decision was issued on 25th October 2024.

Site Location and Description

The application site comprises one of a pair of semi-detached properties located on the western side of Pigott Road.

The property is located on a residential street comprising of similar semi-detached or linked-terraced residential dwellings, with gardens to the rear and generally dating from the 1950s / 1960s and finished with facing brick, tiles to roof and tile hanging to the first-floor elevations.

The building is not within a Conservation Area and is not a listed building. There are no Article 4 Directions which apply to the property.

It is noted that an outbuilding lies within the garden. The Council have noted requested an application for this element and it is therefore assumed that this was constructed under permitted development rights.

Nevertheless, the outbuilding was in situ in 2017 and therefore would be immune from Enforcement Action.



Property in street scene (Prior to development)

Planning History

The most recent planning application approvals can be summarised as follows:

1. 171506 – Householder application for erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage to provide habitable accommodation | Granted 13th July 2017

In this respect, it is clear that the property is a single dwellinghouse and has previously been granted permission for extension.

This permission has been implemented and is currently under construction. A Certificate of Lawful Development was granted on 10th May 2024 (Ref: 240895) which confirmed that a material operation was undertaken before the expiration of the planning permission.

A non-material amendment (Ref: 241296) was granted on 24th May 2024 for amendments to the fenestration.

A householder application for proposed erection of new fences, patio, pergola and water features along with changes in ground level at rear garden (part retrospective) (Ref: 241290) was granted on 3rd July 2024.

In October 2024 a revised application for the development was approved (Ref: 242165) for a proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage and front extension to provide habitable accommodation (Part Retrospective). This application seek to amend this permission.

In addition, a minor material amendment for the pergola was approved in July 2025 (Ref: 251141).

Proposed Amendment

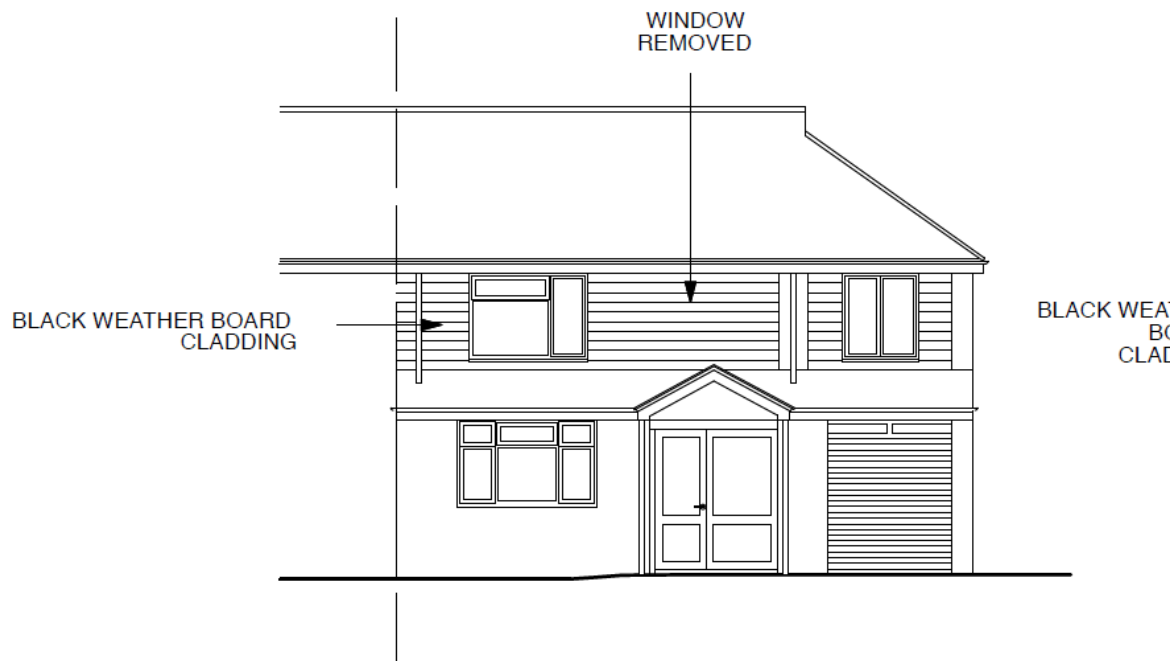
The approved householder application was for the proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage and front extension to provide habitable accommodation.

The proposed amendment seeks the following main changes:

- Removal of window on front elevation (at first floor level)
- Weatherboard cladding to first floor (at front and rear)



Approved Front Elevation



Proposed (Amended) Front Elevation

In this respect, please find enclosed drawing MA218-003 Rev B which shows the amended plans.

Condition 1 of the approved permission (242165) states:

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered Location Plan PP-13351576v1; Block Plan Sc 1:200 & Proposed Plans and Elevations MA218-003 received by the local planning authority on 23/08/2024. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

It is therefore proposed to amend this to (amendments in **bold**):

*1. Approved details - This permission is in respect of the submitted application plans and drawings numbered Location Plan PP-13351576v1; Block Plan Sc 1:200 received by the local planning authority on 23/08/2024 & **Proposed Plans and Elevations MA218-003 Rev B received by the local planning authority on 22/07/2025.** The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.*

Condition 2 of the approved permission (242165) states:

2. External materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Given the proposed amendment to the materials at first floor level to weatherboarding it is proposed that either this condition be removed or amended as follows:

*2. External materials - **The proposed weatherboarding shall be as shown on the approved plans.** All other materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.*

Planning Assessment

This application has been submitted under Section 73A of the Town and Country Planning Act 1990 (as amended). Section 73A permits the submission of an application for development that has already been carried out and where there is no planning permission or development is not in accordance with a planning permission or where a development does not comply with some conditions subject to which planning permission was granted.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. This represents the starting point for assessing the development prospects for a particular site or property.

The Development Plan context in Wokingham is provided by the Wokingham Core Strategy (2010), and the Managing Development Delivery Local Plan (2014) as well as the Proposals Map.

Furthermore, the Environment Agency Flood Map confirms that the site is within Flood Zone 1 and is therefore at the lowest risk of flooding from rivers or the sea. In addition, there is no risk of flooding from surface water.

The approach adopted in this letter is based on the following stages:

1. the provisions of the Development Plan are firstly identified so far as material to the proposed development;
2. an assessment is made as to whether the proposed development conflicts with the Development Plan provisions; and
3. if conflict is identified material considerations are assessed to determine whether they should apply and counteract the conflict with the plan.

In this respect the relevant Development Plan policies are considered to be as follows:

- CP3 – General Principles for development
- CP7 - Biodiversity
- CC04 – Sustainable Design and Construction
- CC09 – Development and Flood Risk
- CC10 – Sustainable Drainage

The National Planning Policy Framework (NPPF) emphasises that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged.

The NPPF confirms that at its heart is a presumption in favour of sustainable development and that for decision taking this means approving development proposals that accord with an up-to-date development plan without delay.

The Borough Design Guide (2012) is also a Material Consideration. This is discussed below where relevant

The main planning issues in the determination of the application are considered to be as follows:

- Principle of development
- Design and impact on the character of the area
- Impact on neighbouring amenity
- Impact on flooding and drainage
- Biodiversity
- Other Matters

These key issues are considered against the test of reasonableness in planning term, planning policy compliance and any other material considerations where relevant.

Principle of development

The site is not allocated with any site-specific land use designation and the development proposed through this application makes better use of an existing developed site, improves its appearance and extends its life. As such the development supports the objectives of the National Planning Policy Framework (NPPF) and contributes to the creation of a safe, good quality and sustainable community.

In addition, the NPPF, although making no reference to residential extensions, recognises the Government's commitment to the reuse of urban land and buildings in meeting the underlying demand for new housing and sets a presumption in favour of development for additional housing development to be on previously developed (brownfield) land.

It is therefore noted that the site is an existing dwelling and subject to meeting planning policy in all other respects, the site is therefore deemed to be an appropriate location for efficient residential development by way of extension.

This has been established by the existing planning permission which has been implemented and it still extant.

Design and impact on the character of the area

Core Strategy Policy CP3 states that planning permission will be granted for proposals that:

- a. Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*

The proposed amendment has no impact on neighbouring amenity (as discussed in detail below) and uses high quality materials to create a high quality amenity space to meet the needs of the occupiers.

- b. Provide a functional, accessible, safe, secure and adaptable scheme;*

The proposed development provides a functional dwelling which is safe, secure and adaptable.

- c. *Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
There are no important features which are affected by the proposed amendment.
- d. *Maintain or enhance the ability of the site to support fauna and flora including protected species;*
There is no impact as a result of the proposed amendment.
- e. *Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
This is not relevant to a householder application.
- f. *Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
The landscaping within the garden is unaffected by the proposed development.
- g. *Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*
There is no impact on any public open space and no impact on the garden of the dwelling.
- h. *Contribute towards the provision of an appropriate sustainable network of community facilities;*
There is no impact on any community facilities.
- i. *Do not lead to a net loss of dwellings and other residential accommodation or land; and*
There is no net loss of dwellings.
- j. *Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.*
There is no loss of any facilities.

In respect of the above the proposed amendments are of an appropriate scale and design appropriate to the character of the area. This is discussed in more detail below.

Policy CC04 seeks sustainable design and construction and the proposed development will seek to enhance the sustainability of the dwelling but including drainage provision and using high quality materials.

The Council's Borough Design Guide SPD provides detailed guidance in respect of residential development and householder alterations and confirms that alterations and extensions should:

- be well designed;
- respond positively to the original building;
- contribute positively to the local character; and
- relate well to neighbouring properties.

SPD also states that the materials selected for alterations or an extension should match or improve upon the quality of the existing building.

In this regard, the proposed amendment seeks the removal of window on front elevation (at first floor level) and weatherboard cladding to first floor (at front and rear).

The removal of the window on the front elevation has little impact on the appearance of the dwelling which maintains its balance due to the side extension window.

In addition, the proposed weatherboarding is similar in appearance to the hanging tiles on the adjoining building, as shown below:



In this regard the proposed amendments have little impact on the appearance of the dwelling and should be considered acceptable.

Impact on neighbouring amenity

Policy CP3 states that planning permission will be granted for proposals that do not cause detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The proposed development does not result in any new facing windows to the neighbouring properties.

The amendments to the scheme will not result in any impact on any neighbouring properties.

Impact on flooding and drainage

The Environment Agency Flood Map confirms that the site is within Flood Zone 1 and is therefore at the lowest risk of flooding.

In addition, the site is not at risk from surface water flooding as shown on the below extract from the Environment Agency Surface Water Flood Map

In this respect, there is no need for a Flood Risk Assessment or any detailed drainage details. Nevertheless, the proposed amendments do not result in any amendments to the drainage strategy.

Biodiversity

Policy CP7 seeks the protection of biodiversity. However, the site is not within an area of biodiversity significance and consists of an existing amenity space to a dwellinghouse.

The proposed development consists of a householder application (within the curtilage of a dwellinghouse).

In this regard, the proposed development is exempt from the requirements of Biodiversity Net Gain.

Other Matters

The Design Guide SPD states that where properties are extended then the extended property will be required to comply with the Borough parking standards. This may mean that an additional parking space is required.

Similarly, where a garage is to be converted into a room, then the parking space will need to be replaced.

In this respect, the proposed amendments will not result in the loss of any spaces and this has previously been deemed acceptable in the original planning permission.

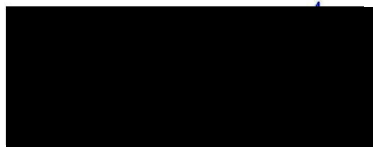
Conclusion

In conclusion, the proposed development is considered compliant with the relevant provisions of the development plan. Planning law dictates that this justifies a grant of planning permission. Assessment against the policies contained within the Framework, which is a material consideration, further confirms that the development can be considered to be a form of sustainable development and therefore benefit from the presumption in favour of sustainable development which is a golden thread running through decision-taking.

The proposed amendments do result in a different conclusion.

I trust that this application can be progressed on the basis of this submission. If there are any queries or further information is required, please do not hesitate to contact me.

Yours sincerely



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