

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250356
Site Address:	57 Ormonde Road, Wokingham, Wokingham, RG41 2RA
Expiry Date:	21 April 2025
Site Visit Date:	7 April 2025
Proposal: Householder application for the proposed single storey rear extension, following demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location
Great Crested Newt Consultation 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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – None

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a two storey terraced dwelling in the Major Development Location of Wokingham.

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:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, 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. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The proposed development would be located at the rear of the property, fitting in the footprint of the existing conservatory. The external changes would be to fenestration and the change of the roof from flat to a lean-to roof. This roof would have materials matching the existing property, preserving the character of the host dwelling and the surrounding area. The rear fenestration would be altered from windows to glass bi-fold doors, providing a similar overall appearance. Hence, the proposal is compliant with Core Strategy Policies CP1 and CP3 in this respect.

Neighbouring Amenity:

Due to the nature of the proposal matching the footprint of the existing conservatory and having limited additional height and bulk, there would be no impact on neighbouring amenity in terms of any significant overbearing presence or potential loss of daylight. Moreover, given the proposal would be ground floor only, there would be no additional concerns in terms of any overlooking impacts.

Ecology:

Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. Policy CP7 states that sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted.

Although the development site does fall within an area suitable for bat roosts, the section of the dwelling to be demolished is a conservatory that does not have any features suitable for bat roosts. Therefore, the WBC Ecology Officer has deemed that a Preliminary Roost Assessment was not required in this instance and they are satisfied that the likelihood of bats being harmed by this development is extremely low.

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:	No
Recommendation:	Approve
Date:	11/4/25
Earliest date for decision:	18 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14/04/25

