

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250843
Site Address:	23 Simons Lane, Wokingham, RG41 3HG
Expiry Date:	19 June 2025
Site Visit Date:	6 May 2025
Proposal: Application to vary conditions 2 and 6 of planning consent 240368 for the proposed single storey front extension, raising of the roof to create first floor accommodation with 6No dormers, along with changes to fenestration and two additional roof lights. Condition 2 refers to the approved details and condition 6 to the external materials, and the variation is to change external materials and increase the flat roof height to the side.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Great Crested Newt Consultation Zone Minor

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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Joint Minerals	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

and Waste Plan (JMWP)	DM3 - Protection of Habitats and Species 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
240368	Householder application for proposed single storey front extension, raising of the roof to create first floor accommodation with 6No dormers, along with changes to fenestration and two additional rooflights.	Approved 19/04/2024

CONSULTATION RESPONSES

Internal

Wokingham Town Council – 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 corner plot and originally comprised a large, detached bungalow and garage. The property is currently undergoing works approved under application 240368. The property is located on the southern side of Simons Lane on a junction where Walter Road joins Simons Lane. There is one neighbour to the rear of the property and no.21 Simons Lane to the east. The dwelling is well set back from the road behind a large lawned area and driveway providing off-street parking.

The property was built in the 1950s and is constructed from brick, clay roof tiles and metal windows. The site is one of five bungalows in a row, although these do not share a uniform appearance due to contrasting alterations. Simons Lane consists of a variety of property types including two storey detached, detached bungalows and chalet-style bungalows. The properties vary in style, age, size and material palette.

Proposal:

This application seeks to vary conditions 2 and 6 of permission 240368. The conditions relate to the approved details (2) and external materials (6).

Condition 2:

The amendments sought consists of replacing original plan 003 with 003/A, 004 with 004/A and 005 with 005/A. The amendment sought consists of increasing the height of the central section of the garage/utility roof by approximately 0.32m.

Condition 6:

The amendment sought consists of replacing the approved weatherboard cladding on the dormers to hung tiles.

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 originally proposed weatherboard cladding on the dormer windows to hung tiles.

The change to the material finish of the proposed dormers would not be significant from the street scene. The choice of tiles would be sympathetic to the material choice of the roof of the host dwelling and with other hung tile dormers present within the local area. Therefore, the change would have no detrimental impact on the character of the host dwelling and a negligible visual impact on the public realm.

The proposed change to the garage/utility would increase the central section of the roof by approximately 0.32m. The garage/utility is located along the southwestern site boundary which borders a public footpath on Walter Road. There would be views of the garage/utility flank wall from the road, however, the change is only a relatively minor change from the approved flat roof measuring approximately 2.95m in height. A gradual slope would increase the central roof section to approximately 3.27m. The minor increase in height would not be appreciable from the public realm. The front and rear elevations maintain the originally approved roof height and the change would not affect the footprint. Therefore, the proposed change to the roof would have no detrimental impact on the character of the host dwelling or local area.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

There are no changes to the footprint or openings from the original permission. The minor increase in the garage/utility roof would be located along the southwestern site boundary which is adjacent to a public footpath and Walter Road. Therefore, as there are no adjoining neighbours, there are no detrimental loss of light, overbearing or overlooking impacts that would be generated by the changes.

Highway Access and Parking Provision:

The application does not alter the existing parking arrangements approved under application 240368, therefore, there are no highways concerns related to the application.

Conclusion:

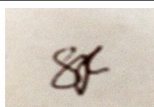
The proposal would not significantly impact the character of the host dwelling or local area. The proposed amendments do not impact any other material planning considerations related to the approved development and do not alter the Officer conclusions of the original application. The application is recommended 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:	11 June 2025
Earliest date for decision:	21 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11.6.25

