

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251156
Site Address:	52 Matthewsgreen Road, Wokingham, RG41 1JU
Expiry Date:	10 July 2025
Site Visit Date:	29 May 2025
Proposal: Householder application for the proposed changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Wokingham)
Landscape Character Assessment
SSSI Impact Risk Zones
Historic Flooding Points Consultation Zone

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 TB23 – Biodiversity and 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
17686	Single storey extension at rear	Approved 18/06/1982
26270	Erection of an attached flat roof garage together with re-building of existing garage and extension to form lounge	Approved 16/09/1986
29658	Pitched roofs to front side and rear to replace flat roof previously approved	Approved 18/01/1988

011454	Proposed single storey rear extension to dwelling to form conservatory.	Approved 18/09/2001
041231	Proposed conversion of existing garage to store, erection of car port to side of dwelling, erection of front porch and replacement of front boundary wall	Approved 02/09/2004
091068	Proposed erection of first floor extension to each side of dwelling	Refused 22/12/2009
153078	Householder application for proposed conversion of a garage to create a habitable accommodation plus proposed velux windows and widen carport door.	Approved 16/12/2015

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for changes to fenestration to the existing kitchen, utility and boot rooms, plus the insertion of a rooflight to this area.

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 changes to fenestration are on the rear and side elevations where they would not be visible from the public domain, and therefore they would have no impact upon the character of the area.

The proposed roof lantern would be partially visible from the public domain, but it is a common feature on residential dwellings, and it is not deemed that this would have a detrimental impact on the character of the area.

Neighbouring Amenity:

The fenestration changes are seeing windows replaced with doors and vice versa. There are no new openings being created and therefore there are no concerns on overlooking grounds. Additionally, all the fenestration changes are at ground floor level which further demonstrates that there would be no impact on neighbouring amenities.

The proposed rooflight raises no concerns on neighbouring amenity grounds with regards to overlooking, overbearing or loss of light.

Residential Amenity Space:

The proposed would not adversely harm the usability of the site's rear amenity space for current or 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, 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.

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:	7 July 2025

Earliest date for decision:	6 June 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	07/07/25

PLANNING CONSTRAINTS/STATUS

Insert where relevant