

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251517
Site Address:	99 Hyde End Lane, Spencers Wood, Wokingham, RG7 1ES
Expiry Date:	27 August 2025
Site Visit Date:	7 January 2025
Proposal: Application to vary condition 2 of planning consent 242797 for the proposed erection of a single storey front extension, single storey rear extension and two rear dormers and one roof light to facilitate loft conversion, plus the partial conversion of the existing garage. Variation is to allow raising the ridge height of the existing side extension.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP7 – Biodiversity CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
251491	Application for submission of details to comply with the following condition of planning consent 242797 dated 10/01/2025. Condition 4 relates to submission of a bat licence.	Approved: July 2025
242797	Householder application for the proposed erection of a single storey front extension, single storey rear extension and two rear dormers and one roof light to facilitate loft conversion, plus the partial conversion of the existing garage.	Approved: January 2025

CONSULTATION RESPONSES	
Internal	
WBC Ecology – No objection subject to a condition	
External	

None

REPRESENTATIONS

Shinfield Parish Council	No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site consists of a two-storey, semi-detached property located on Hyde End Lane, Spencers Wood, within designated countryside. The property is set back from the road behind mature hedging, a lawned area and off-street parking for two vehicles. To the rear of the property is a large garden, with open fields beyond.

The proposal through application 242797 comprised the erection of a single storey front extension, single storey rear extension, the conversion of the existing loft and the partial conversion of the existing garage. This application seeks to alter the approved details by virtue of a slight increase of the eaves and ridge height of the existing side extension, through the variation of condition 2. The height will be raised by 3x brick depths (eaves approximately 180mm). This forms part of the works to 'facilitate the loft conversion'.

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.

Countryside: The site is located in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- It does not result in inappropriate increases in the scale, form or footprint of the original building.

The varied scheme comprises a minor increase in built form compared to the previously approved development (ref: 242797), and therefore does not alter the conclusions drawn through the previous application regarding the impact of the development upon the Countryside. The proposal is considered to comply with policy CP11 in this respect, having an acceptable impact on the countryside setting.

Character of the Area: The only component of the previous development that is intended to be altered through this varied scheme is the loft conversion, with the ridge of the historic side extension being raised. As the increase in height is minimal, there would be no significant impact on the character of the dwelling or street scene as a result.

The other proposed enlargements approved through the previous application have not been altered through the amended proposal, such that there is no change to their perceived impact.

Overall, the proposal is considered to be acceptable from a visual perspective and is compliant with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity, Ecology & Highways: The nature of the variation does not warrant any additional concerns on any of these material grounds.

Conclusion: For all the above, the proposal is acceptable, and 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:	6 August 2025

Earliest date for decision:	23 July 2025
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Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	6 August 2025

PLANNING CONSTRAINTS/STATUS

Countryside

Bat Roost Habitat