

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251141
Site Address:	10 Pigott Road, Wokingham, RG40 1PY
Expiry Date:	8 July 2025
Site Visit Date:	16 May 2025
Proposal: Application to vary condition 1 of planning consent 241290 for the Householder application for proposed erection of new fences, patio, pergola and water features along with changes in ground level at rear garden (part retrospective). Condition 1 refers to approved details and the variation is to allow an amendment to the approved plans to include a revised pergola design.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
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 CP8 – Thames Basin Heaths Special Protection Area 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development 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
241296	Application for non-material amendment to planning consent 171506 to change fenestration in the single storey rear extension.	Approved 23/05/2024
241290	Householder application for proposed erection of new fences, patio, pergola and water features along with changes in ground level at rear garden (part retrospective).	Approved 03/07/2024
240895	Application for a certificate of existing lawful development for the implementation of permission granted by planning consent 171506 for the erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage to provide habitable accommodation prior to the expiry of the permission.	Approved 10/05/2024
242165	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).	Approved 25/10/2024
171506	Householder application for proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage to provide habitable accommodation.	Approved 13/07/2017

CONSULTATION RESPONSES
Internal
None.
External
None.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One third party objection relating to: - Raised levels and flooding concerns. - Damage to shared fence.

APPRAISAL

Site Description:

10 Pigott Road is a two-storey semi-detached dwelling on the western side of Pigott Road, finished with facing brickwork and hung tiles to the first-floor front elevation. The dwelling is part of a 1960s housing development where properties are similar in design and appearance.

Proposal:

This application seeks to vary condition 1 of permission 241290, the condition relates to the approved details.

Condition 1:

The amendments sought consist of changes to the proposed design of the pergola. The amended plans would raise the height of the pergola by approximately 0.5m and would replace the approved timber construction with metal.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The proposed variations include replacing the proposed timber framed pergola with a metal frame and increasing the overall height to approximately 2.5m.

The proposed works would be relatively minor and would not impact the nature of the previous application. The changes to the material finish of the pergola would not be significant within the public realm. The proposed metal framed structure would be similar to the existing dark framed outbuilding already constructed on the site and would

relate well to other garden structures within the local area which are constructed with dark finishes.

The proposed changes would not affect the footprint or location of the approved development. The proposed increased height of the pergola would protrude above the existing fence line, however, there would be limited views of the structure from the road by virtue of the mature hedging along the shared boundary with no. 12 Pigott Road. In addition, the existing garage and approved rear extension would largely screen the pergola from the public realm when traversing from north to south along Pigott Road.

Neighbouring Amenity:

One third party raised concern regarding flooding to neighbouring properties from the paved areas. Whilst this is noted, the paved areas were approved in the original application and do not form part of this application.

Concern was also raised regarding damage to a shared fence panel during construction. However, this would not be considered a planning matter and would be a civil concern.

Overlooking:

The proposed changes to the material finish and height of the pergola would have no adverse impact on neighbouring residential amenity.

Loss of Light & Overbearing:

The changes to the material finish of the pergola would cause no detrimental overshadowing or overbearing impact to neighbouring properties.

The proposed increase in overall height would increase to approximately 2.5m. Adjoining the development to the north and west are the rear gardens of no. 14 Pigott Road, and no. 23 Whaley Road. Directly to the west of the pergola is the existing shed of no. 23 Whaley Road. Directly north of the development is the end section of the rear garden of no. 14 Pigott Road. The rear fenestration of no.14 would be more than 10m from the flank wall of the pergola.

The Borough Design Guide (BDG) does not provide information for outbuildings, therefore, applying the guidance outlined for rear extensions, the BDG recommends that 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The pergola would be located close to the side boundary and would fall below 3m in height and would limit any overbearing or overshadowing to neighbouring amenity.

Furthermore, pergolas are typically used more in the summer months, when people spend more time outdoors. Due to the seasonal use, the structure would have less-year-round impact to neighbouring properties. In addition, the open structure of the pergola is open-sided and not fully enclosed which reduces any sense of overbearing to the adjoining neighbours.

Therefore, due to the separation distance between the pergola and neighbouring properties, overall height and open structure, there would be no detrimental loss of light or overbearing impact generated by the changes.

Conclusion:

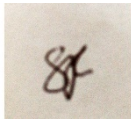
As the variation of condition 1 would not significantly impact the character of the host dwelling and does not considerably impact the nature of the previous application, the application is recommended for approval.

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:	24 June 2025
Earliest date for decision:	6 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	3.7.25