

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252942
Site Address:	137 London Road, Twyford, Wokingham, RG10 9HA
Expiry Date:	27 January 2026
Site Visit Date:	NA
Proposal: Application to vary condition 2 of planning consent 250295 for the proposed single-storey front extension, single-storey rear extension, and roof alterations to include hip to gable extensions, one front dormer, one rear dormer and removal of the existing chimney to facilitate a loft conversion. The proposed installation of one air source heat pump and changes to fenestration. Condition 2 refers to approved details. Variation is to allow changes to front dormer, height of front extension and changes to fenestration.	

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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Ruscombe Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
19226	Single storey extension to garage to provide hobby/storeroom.	Approved 08/06/1983
250295	Householder application for the proposed single-storey front extension, single-storey rear extension, and roof alterations to include hip to gable extensions, one front dormer, one rear dormer and removal of the existing chimney to facilitate a loft conversion. The proposed installation of one air source heat pump and changes to fenestration.	Approved 16/04/2025

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:**

The application site consists of a detached bungalow located on the western side of London Road, Twyford. The road surrounding the application site consists of mainly residential properties that vary in age and design. The host dwelling is part of a row of bungalows, some of which have undergone alterations and extensions which include loft conversions.

The mid-twentieth century bungalow is well set back from the road behind a driveway providing off-street parking, a lawned garden and dense, established shrubs and hedging along the front boundary.

Typical materials along the road consist of brick, render, hung tiles, brick detailing, pebble dash and timber cladding.

Proposal:

This application seeks to vary condition 2 of planning consent 250295.

Condition 2:

Condition 2 relates to the approved plans. The amendments sought consist of an increased roof height from approximately 5.25m to 5.6m, and an increase in eaves height by approximately 0.23m, and a minor increase in the height of the dormer windows above ground level (approximately 0.2m).

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 seek to vary the approved plans to allow for a relatively minor increase in the overall roof height of the dwelling from approximately 5.25m to 5.6m. The increase would be modest in scale and would not materially alter the form, footprint or composition of the approved development.

The site is located in an area characterised by medium to low density development, where properties are relatively widely spaced within generous plots. Built form within the locality is not uniform. Although there is some repetition in the pattern of development, there is notable variation in building orientation, roof forms and ridge heights. As such, the proposed increase in roof height would not appear incongruous or visually dominant within the wider street scene.

The proposal would preserve the established character of the area and would remain consistent with the spatial and visual qualities of the surrounding development. Therefore, it is considered that the proposed changes would have no adverse impact on the character of the host dwelling or public realm.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The only minor change to the proposed fenestration would be the rear and front dormer windows being raised by approximately 0.2m above ground level. Views from the fenestration and dimensions of the windows would remain unchanged, therefore, no additional loss of privacy impacts would be generated by the proposed changes.

The proposed changes would result in the overall height of the dwelling increasing by approximately 0.35m. The changes would not alter the separation gaps proposed in the original application which were BDG compliant and acceptable in order to maintain privacy and limit any sense of overbearing.

Due to the spacing between and varied orientation of surrounding properties, it is considered that the proposed changes would not result in any additional material harm to neighbouring properties in terms of overshadowing or overbearing impact.

Conclusion:

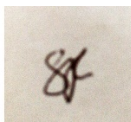
The proposal would not significantly impact the character of the host dwelling or local area and would not impact any other material planning considerations related to the approved development. As such, the proposed amendments do not alter the Officer conclusions of the original application, and the 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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	16 January 2026
Earliest date for decision:	24 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22.1.26

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability

Borough Parishes

Scale and Location of Development Proposals

Great Crested Newt Consultation Zone

Ground Water Zones

Borough Wards

Landscape Character Assessment Area