

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251432
Site Address:	4 Morres Grove, Wokingham, RG40 5BH
Expiry Date:	11 August 2025
Site Visit Date:	21 July 2025
Proposal: Application to vary condition 2 of planning consent 250388 for the proposed single storey rear extension. Plus, the installation of one roof light and changes to fenestration. Condition 2 refers to the approved details, and the variation is to move the rear wall of the extension and change fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Scale and Location of Development Proposals – Major Development Location – Wokingham
Great Crested Newt 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
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
250388	Householder application for the proposed single storey rear extension. Plus, the installation of one roof light and changes to fenestration.	Approve 24 th April 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

Description of the Proposal: The application site is a detached dwelling within the North Wokingham Strategic Development Location, as identified within the Core Strategy. The application proposes to vary condition 2 of planning consent 250388 for the proposed single storey rear extension, installation of one roof light and changes to fenestration. Condition 2 refers to the approved details, and the variation is to relocate the side wall of the rear extension out by 0.25m to be in line with the existing side boundary wall, to replace the proposed roof lantern with a rooflight and to have bifold doors measuring approximately 4.2m in width.

Procedural Matters

Revised Proposed Plans were received by the Council on 6th August 2025, and after the consultation date had ended. The amendments included the addition of existing windows in the side elevation that were missing. The amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height,

materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

In this case, the application site is located on a corner plot in a new residential development. The front of the property faces onto open green space; and the southeast facing side wall is directly opposite a layby and the side wall of no.5 Morres Grove. The proposed wall would increase the length of the existing side wall of the house by 3m rather than the extension being set slightly back. However, although the side wall would be marginally more prominent in the street scene, given that it would be brought forward by approximately 0.25m to be in line with boundary, it will not significantly disrupt the rhythm of buildings and gaps between them. Therefore, given that the extension would be single storey, the relocation of the wall would not cause significant harm to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

In this case, the proposed changes to the rear extension including, bifold doors, a roof light and relocation of the side wall would not increase overlooking, loss of light or harm the visual impact in relation to neighbour amenity.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

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:	8 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	6 August 2025