

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260947
Site Address:	467 Reading Road, Winnersh, Wokingham, RG41 5HX
Expiry Date:	15 June 2026
Site Visit Date:	18 May 2026
Proposal: Application to vary conditions 2 and 3 of planning consent 251898 for the proposed erection of single-storey front extension, first-floor side extension, two-storey rear extension following demolition of existing conservatory, raising of roof height, roof modification from hipped to gable roof with no.1 roof dormer, removal of chimney and changes to fenestration. Condition 2 refers to approved details, 3 to external materials and variation is to allow changes to fenestration, changes to roof over the porch and dormer, and changes in external materials.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Winnersh
Green Infrastructure Routes

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 CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY

Application No.	Description	Decision & Date
251898	Householder application for the proposed erection of single-storey front extension, first-floor side extension, two-storey rear extension following demolition of existing conservatory, raising of roof height, roof modification from hipped to gable roof with no.1 roof dormer, removal of chimney and changes to fenestration.	*Approve 17 th October 2025

*Relevant Conditions ref 251898

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered RR-01, RR-04 and RR-05 received by the local planning authority on 6th August 2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

3. External materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority. Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

CONSULTATION RESPONSES

Internal

WBC CIL

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One comment received: The application is considered unsympathetic to the existing mix of properties along Reading Road. Concerns are raised about whether the plastic cladding complies with fire safety legislation, and that the proposed pitched tiled roof to the dormer would increase its profile and further reduce light to

	No. 469. The dormer is also said to facilitate access to an unauthorised third-floor dwelling. Overall, the development is considered haphazard, intrusive and out of keeping with the surrounding area. <i>Officer response: The impact of the proposal on character of the area and neighbour amenity is discussed in the main body of the report. Matters relating to Building Regulations, fire safety compliance, and general construction practices are not a material consideration of this application would be subject to Building Regulations approval.</i>
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APPRAISAL

Site Description: The site is a two-storey detached dwelling in the residential area of Winnersh. The property is set well back from the road, the front garden has been laid to hardstanding for off street parking, and the boundary treatment is a hedge with brick pillars.

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.

Proposal: The site has planning consent (ref. 251898) for the proposed erection of single-storey front extension, first-floor side extension, two-storey rear extension, raising of roof height, roof modification from hipped to gable roof with no.1 roof dormer, removal of chimney and changes to fenestration. This application proposes to vary condition 2 (approved details) and Condition 3 (external materials) of planning consent 251898.

Condition 2 – Approved Details

- *Front elevation:* on the ground floor, there would be a pitch roof to the porch instead of a flat roof and no window serving the hall. On the first floor, the Juliet Balcony serving the landing would be replaced with a window and the bedroom window would be replaced with double doors and a short balcony with pitch roof. The rooflight to the single storey roof extension would be removed.
- *Northwest facing side elevation:* on the ground floor, the location of the window and door to the rear extension has been repositioned. The dormer extension roof has been changed from a flat roof with roof light to a sloping roof with roof light.
- *Rear elevation:* on the ground floor there will be 3 no. sets of double-glazed doors.

On the first floor there will be 2 no. windows instead of 3.

- *Southeast facing elevation:* One of the two first floor windows would be positioned towards the rear.

Condition 3- External Materials

The dormer extension, the gable detail to the front door and first floor walk out Juliet Balcony would have woodgrain composite cladding in dark grey. The external walls will be otherwise woodgrain cladding in light grey and off-white render to match existing. The single storey pitch roof to the front elevation will be grey slate roof tiles and the main roof will be grey concrete tiles.

Procedural Matters

A revised proposed floor plan was received by the Council on 12th June 2026, and after the consultation date had ended. However, the revised proposed plan is a minor amendment to show an internal door connecting the first-floor bedroom with the first-floor annex lounge. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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.

The immediate street scene is a row of detached and semidetached dwellings of various designs and ages on a main road. The application site is located directly opposite Calver Close apartments and a bus stop. In this case, the principal elevation will be set back approximately 13m from the front boundary and although there are no other examples of Juliet balconies within proximity of the application site, it would not appear overly dominant in the street scene or cause significant harm to the rhythm of buildings and gaps between them along the street frontages. Given that there is no consistency with materials used for external walls on neighbouring properties, the proposed cladding and render finish would not cause significant harm to the character of the area.

In reaching this view, weight has been given to the varied built form and external finishes in the immediate street scene and to the set-back of the dwelling from the highway, which reduces the prominence of the amended details.

Therefore, the proposal would comply with Policy 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.

Overlooking: The separation distance of the first floor Juliet Balcony to the front elevation with the property opposite at no. 650 Wokingham Road would be at least 50m. The reconfiguration of fenestrations to the side elevations would not increase

overlooking to immediate neighbours at no's 465 and 469 Reading Road.

Loss of Light: The amendments sought are limited to changes to fenestration, materials and a modest alteration to the dormer roof form. They would not materially increase the scale, depth or projection of the approved development and would not result in any materially greater loss of light to adjoining occupiers, including No. 469 Reading Road, than the extant permission already allows

Overbearing: The sloping roof to the side dormer extension would be set down from the main roof by approximately 0.4m and the overall height increase would be approximately 0.25m to 2.25m. Therefore, the proposal would not result in an overbearing appearance given that neighbours would have access to adequate private space.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity and would not materially result in any significant additional harm (in terms of potential overbearing, overlooking or overshadowing to adjoining occupiers) than the scheme already approved under ref. 251898.

Conclusion

Overall, having regard to the approved fallback position under ref. 251898, the limited nature of the amendments proposed and the revised plans and material details now submitted, the development would not result in any material harm to the character and appearance of the area or to the amenity of adjoining occupiers. The proposal accords with the relevant policies of the Development Plan and the NPPF, and there are no other material considerations that would indicate otherwise. Accordingly, the application is recommended for approval, subject to updated conditions securing the revised approved drawings, external materials, and the re-imposition of all other relevant conditions from the original permission.

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:	Yes
Recommendation:	Approve
Date:	16 June 2026
Earliest date for decision:	13 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	16/06/26