

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243194
Site Address:	Land to the West of St Annes Drive and South of London Road, Wokingham, RG40 1PB
Expiry Date:	24 October 2025
Site Visit Date:	N/A
Proposal: Application to vary condition 2 of planning consent 203544 (approved under APP/X0360/W/22/3297645) for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping and open space. Condition 2 refers to the approved details and the variation is to amend the drawings to include the addition of single storey rear extensions to approved plots 2, 3, 4, 7, 50, 51 and 52.	

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP17 – Housing Delivery CP21 – South Wokingham Strategic Development Location
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 TB07 – Internal Space Standards TB12 – Employment Skills Plan TB21 – Landscape Character TB23 – Biodiversity and Development

	TB24 – Designated Heritage Assets TB25 – Archaeology
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS5 – Development in the countryside SS12 – South Wokingham Strategic Development Location CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document South Wokingham SDL SPD DCLG – Nationally Described Space Standards Living Streets: A Highway Guide for Developers in Wokingham (2019) Wokingham SuDS Strategy (January 2017)

PLANNING HISTORY		
Application No.	Description	Decision & Date
251695	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 25 relates to waste and recycling management.	Approved 17/09/25
251675	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 28 relates to bicycle storage / parking.	Approved 17/09/25
242947	Application to modify a Section 106 Planning Obligation to modify the requirements for tenure mix, triggers for affordable housing and the trigger for the delivery of public open space, plus amendments to the extent of adoptable highway in the Section 106 Agreement dated 4 November 2022 relating to planning permission 203544 approved on 20 December 2022 (APP/X0360/W/22/3297645). Within the Relevant Period.	Awaiting Determination
251899	Application for submission of details to comply with the following condition of planning approval 203544 dated 20.12.2022 (APP/X0360/W/22/3297645). Part discharge condition 4 relates to noise impact assessment.	Approved 17/09/25
251641	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 33 relates to provision of fire hydrants.	Approved 05/09/25
240959	Application to vary condition 2 of planning consent 203544 (approved under APP/X0360/W/22/3297645) for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping and open space. Condition 2 refers to the approved details and the variation is for the addition of garden rooms to 14 no. plots on the site.	Application Withdrawn 24/06/24
240848	Application for non-material amendment to planning consent 203544 (APP/X0360/W/22/3297645) to make changes to plots 40 - 54. The proposed changes include changes to elevations, fenestration and internal layouts.	Approved 23/05/24
250381	Application for submission of details to comply with the following condition of planning consent 203544	Approved 14/03/25

	(APP/X0360/W/22/3297645) dated 20/12/2022. Condition 3 relates to a Written Scheme of Archaeological Investigation.	
240830	Application for non-material amendment to planning consent 203544 (APP/X0360/W/22/3297645) to make elevational changes to the affordable plots and market plots 1 - 26. The proposed changes include changes to elevations, fenestration, roof forms and internal layouts.	Approved 12/06/24
240804	Application for non-material amendment to planning consent 203544 (APP/X0360/W/22/3297645) to make changes to plots 27-39. The proposed changes include flipping of units 27-32 with units 33-39 and changes to elevations, fenestration and internal layouts.	Approved 23/05/24
251144	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 29 relates to visibility splays.	Approved 05/09/25
242697	Application for a non-material amendment to revise conditions 15, 19 and 20 attached to planning permission 203544 & APP/X0360/W/22/3297645	Approved 15/11/24
240671	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 11 relates to external materials.	Approved 25/07/24
240639	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 24 relates to details of foul drainage.	Approved 20/08/24
240638	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 27 relates to details of electric vehicle (EV) charging points.	Approved 05/09/25
251836	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 32 relates to a Parking Management Plan.	Approved 05/09/25
240539	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 30 (Pedestrian and Cycle Infrastructure and Connections)	Approved 20/08/24
240538	Application for submission of details to comply with the following condition of planning consent 203544	Approved 02/12/24

	(APP/X0360/W/22/3297645) dated 20/12/2022. Condition 26 (Roads, Cycleways and Paths).	
240537	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 23 relates to an Exceedance Flow Routing Plan.	Approved 21/10/2024
240536	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 21 relates to details of a sustainable urban drainage system (SuDS Strategy).	Approved 10/12/24
240535	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 20 relates to details of links to the SANG.	Approved 14/03/25
240534	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 19 relates to SANG footpath upgrade details.	Approved 05/12/25
240533	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 10 relates to ground and floor levels.	Approved 02/12/24
240532	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 9 relates to details of earthworks.	Approved 02/12/24
251773	Submission of details to comply with the following condition of planning consent 203544 dated 20/12/2022. Condition 22 refers to SUDS maintenance.	05/12/25
240489	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 40 relates to details of the vehicular access onto St Anne's Drive.	Approved 25/07/24
240479	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 14 relates to hard and soft landscaping.	Approved 10/12/2024
240454	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 13 relates to a lighting strategy.	Approved 02/12/24

243154	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 11 relates to external materials.	Approved 14/02/25
240358	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 6 relates to contamination.	Approved 06/03/24
240357	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 34 relates to carbon emissions and water consumption.	Approved 20/08/24
241175	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 3 relates to a Written Scheme of Archaeological Investigation.	Approved 30/05/24
240178	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 3 relates to a Written Scheme of Archaeological Investigation.	Approved 06/05/24
240127	Application for submission of details to comply with the following conditions of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 15 relates to a Landscape and Ecological Management Plan (LEMP) and condition 18 to a protected species safeguarding strategy.	Approved 05/09/25
240126	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 4 relates to a Noise Impact Assessment.	06/03/24
241038	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 12 relates to boundary treatments.	Approved 02/12/24
233186	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 7 relates to a Construction Environmental Management Plan.	Approved 30/05/24
233177	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 8 relates to a Traffic Management Plan.	Approved 30/05/24

233176	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 17 relates to an Arboricultural Method Statement and Scheme of Works.	Approved 06/03/24
203544	Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping, and open space.	Refused 12/01/22 Appeal Allowed 20/12/22
182882	Full planning application for the development of 74 units (including 26 affordable homes) with associated access road from St Anne's Drive, Landscaping, SANG and open space.	Refused 09/01/20 Appeal Withdrawn 12/04/21
130796	The proposed erection of a temporary sales marketing suite, temporary use of three approved dwellings as show homes and temporary extension to and dual use of proposed SANG car parking facilities	Approved 04/11/13

CONSULTATION RESPONSES

Internal

SDL Flood Risk Officer	No objection
SDL Landscape and Trees	No objection
SDL Ecology	No comments received
SDL Economic Prosperity and Place	No comments received
WBC CIL (Community infrastructure)	The development will be liable for CIL
SDL Highways	No objection

External

Bracknell Forest Council	No objection
Thames Water Utilities Ltd	No comments received
South East Water	No comments received

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site comprises approximately 3.3 hectares (ha) and is located on the southern side of London Road. The site is located directly to the east of the Montague Park development which formed phase one of the South Wokingham Strategic Development Location. This comprises Buckhurst Meadows SANG, neighbourhood centre, play areas, primary school and allotments, and this phase of the development is now complete. To the north, the site is bound by London Road and North Wokingham SDL

(Keephatch Gardens). The site forms part of the South Wokingham SDL allocation, although it was not allocated for housing.

To the east there are a small number of dwellings and an office building, as well as a hotel and woodland. The south of the site abuts ancient woodland and St Anne's SANG, which forms part of South Wokingham SDL development south of the railway.

Planning permission was granted by appeal in December 2022 (application ref. 203544). Since permission was granted, works have commenced on site, and most Conditions have been discharged.

Application Proposal: This Section 73 application seeks to vary planning Condition 2 of planning application consent 203544. It seeks to amend a number of approved plans to enable the introduction of single storey rear extensions to Plots 2, 3, 4, 7, 50, 51 and 52 to allow for open plan kitchen/dining areas for these dwellings.

The extensions are proposed to comprise single storey rear extensions with flat roofs. As there is a proposed change in the footprint and subsequently floor area of the dwellings proposed to be extended, the alterations would surmount to a material amendment such that a Section 73 application was required. This is the subject of this planning application.

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 Wokingham Borough Core Strategy establishes the spatial vision for the Borough for the period 2006-2026, including a requirement to provide at least 13,487 new dwellings, with associated infrastructure (Core Strategy Policy CP17 Housing Delivery). Most of this new residential development is to be provided in four Strategic Development Locations (SDLs), of which South Wokingham is one. Core Strategy Policy CP21 South Wokingham SDL anticipates a comprehensively planned, phased urban extension of around 2,500 dwellings and associated infrastructure on 85 hectares of land within the South Wokingham SDL.

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for, stating that "if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly" (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

The principle of development has been established through the granting of outline planning consent ref. 203544. This Section 73 Application seeks to vary Condition 2

(Approved Plans) of the consent which was approved at appeal (appeal ref. APP/X0360/W/22/3297645). The approval of this application would provide a new consent, which would supersede planning application ref. 203544.

Condition 2 of planning application ref. 203544 reads as follows:

The boundary of the site for which development is hereby permitted is limited to the red line boundary shown on Location Plan drawing no. LP-01 rev A (dated 15 December 2022), which supersedes the details shown on other plans and drawings listed in the schedule below. Subject to that qualification, the development hereby permitted shall be carried out in accordance with the following approved plans and drawings.

Drawing Title	Drawing Number	Rev
Location Plan	LP-01	A
Site Plan	650.020.003	I
Storey Heights	650.020.008	D
Tenure Plan	650.020.007	D
Car Parking Space Designation	2767.32	A
Landscape and Open Space Strategy	September 2021	-
Landscape Design Strategy	LLD1822	06
Landscape Masterplan Strategy	LLD1822-LANDWG-001	06
Open Space Typology Plan	BOW_001	A
Affordable Apartments - Plots 12-20 Elevations	650.20.043	B
Affordable Apartments - Plots 12-20 Floor Plans	650.20.044	C
Affordable House Type 2 Bed & 3 Bed - Plots 8-11 & 21- 24 Elevations	650.20.065	B
Affordable House Type 2 Bed & 3 Bed - Plots 8-11 & 21- 24 Floor Plans	650.20.066	B
Affordable House Type 2 Bed 83 - Plots 25, 26 Elevations	650.20.047	B
Affordable House Type 2 Bed 83 - Plots 25, 26 Floor Plans	650.20.048	B
House Type 89 - Plots 2, 3, 5, 6, 36 & 37 Elevations	650.20.025	A
House Type 89 - Plots 2, 3, 5, 6, 36 & 37 Floor Plans	650.20.024	A
House Type 89, 92 - Plots 33, 34 & 35 Elevations	650.20.026	A
House Type 89, 92 - Plots 33, 34 & 35 Floor Plans	650.20.027	A
House Type 106 - Plots 29, 30, 38 AS & 41 OPP Elevations	650.20.030	A
House Type 106 - Plots 29, 30, 38 AS & 41 OPP Floor Plans	650.20.029	A
House Type 109 - Plot 32 Only Elevations	650.20.022	A
House Type 109 - Plot 32 Only Floor Plans	650.20.023	A
House Type 109c - Plot 40 Only Elevations	650.20.063	-
House Type 109c - Plot 40 Only Floor Plans	650.20.064	-
House Type 125 - Plots 28, 51 AS & 31, 50 OPP Elevations	650.20.032	A
House Type 125 - Plots 28, 51 AS & 31, 50 OPP Floor Plans	650.20.031	A
House Type 126 - Plots 39, 45, 47 AS & 49 OPP Elevations	650.20.033	A
House Type 126 - Plots 39, 45, 47 AS & 49 OPP Floor Plans	650.20.034	A
House Type 127c - Plot 27 Only Elevations	650.20.061	-
House Type 127c - Plot 27 Only Floor Plans	650.20.060	-
House Type 138 - Plots 7, 46 AS & 48 OPP Elevations	650.20.035	A
House Type 138 - Plots 7, 46 AS & 48 OPP Floor Plans	650.20.036	A
House Type 139 - Plots 43 & 52 AS Elevations	650.20.020	A
House Type 139 - Plots 43 & 52 AS Floor Plans	650.20.021	A
House Type 140 - Plots 1 & 42 AS Elevations	650.20.038	A
House Type 140 - Plots 1 & 42 AS Floor Plans	650.20.037	A
House Type 141 - Plots 4 & 44 AS Elevations	650.20.040	A
House Type 141 - Plots 4 & 44 AS Floor Plans	650.20.039	A
House Type 155 - Plots 53 AS & 54 OPP Elevations	650.20.041	A
House Type 155 - Plots 53 AS & 54 OPP Floor Plans	650.20.042	A
Bin Store - Plan and Elevations	650.020.20	-

<i>Car Barn - Plan and Elevations</i>	<i>650.020.18</i>	-
<i>Cycle Store</i>	<i>650.020.019</i>	-
<i>Double Garage</i>	<i>650.020.016</i>	-
<i>Single Garage</i>	<i>650.020.015</i>	-
<i>Sub Station</i>	<i>650.020.021</i>	-

Since the determination of the application, whilst the Wokingham Borough Council Emerging Local Plan has progressed, there have been no significant changes to the Local Development Plan. On this basis, no issues are raised regarding the principle of development.

Character of the Area: Core strategy Policy CP1, and CP3 require development to comprise high quality development that respects its context.

The application seeks to retain the layout of the scheme, as approved under the original planning application re. 203544. However, the addition of garden rooms to some plots needs to ensure garden lengths are in accordance with borough design guidance. The amended site layout submitted to support this application has included measurements demonstration that minimum garden lengths can be achieved despite the additional dwelling depth. The plots where extensions are proposed already benefit from well-proportioned gardens, with ample amenity space for future occupiers. The proposed site plan confirms that minimum garden lengths would be achieved even with the introduction of the proposed garden rooms. The proposed garden rooms are proposed to utilise materials that match the existing approved dwellings. The proposed extensions are therefore in keeping with the approved materials for the surrounding development.

The rear extensions will not result in a significant impact on the approved layout of the original application scheme (ref. 203544) and are in keeping with the approved material palette for the development. Such that the proposal is deemed acceptable in relation to layout and character of the area.

Neighbouring Amenity: The extensions proposed under this application are located to the rear of the approved dwellings and are designed with flat roofs.

Plots 02 and 03, a pair of semidetached houses, include windows in the side elevations of the proposed extensions. The approved application includes suitable boundary treatments which have been previously approved and are retained as part of this S73 submission. In turn, suitable separation distances are proposed between the side elevation of plot 03 and the rear elevation of plot 04.

Plot 04 sites at a 45-degree angle to plots 03 and 05. Consequently, the relationship between the plots and separation distance between the adjacent dwellings and the proposed rear extension to Plot 04 would not result in unacceptable levels of overlooking. In turn, the proposed attached garage for Plots 04 and 04 provide a physical and visual barrier between the proposed extension to Plot 04 and Plot 05.

Plot 07 is located on the edge of the application site area. The proposed extension does not result in a reduction in the existing separation distances between Plot 07 and neighbouring dwellings located south east of St Anne's Drive to the east.

Plots 50 and 51, both benefit from physical separation from neighbouring dwellings in the form of garage blocks and parking areas.

Finally, the side elevation of Plot 52 is located to the rear of the residential gardens of Plots 53 and 54.

In conclusion the garden rooms proposed as an enlargement to Plots 02, 03, 04, 50, 51 and 52 of planning application ref. 203544 would not result in any significant impacts with regard to overlooking, overbearing and loss of light, given their nominal single storey scale, flat roof and outlined relationships with neighbouring dwellings, such that the application is deemed to be acceptable in relation to neighbouring amenity.

Highway Access and Parking Provision: The proposal would not result in the loss of any garages or parking spaces; nor would it result in any additional bedrooms that may increase parking requirement.

No amendments are proposed in relation to the existing approved highways access arrangements as part of this proposal.

Amenity Space: Whilst the addition of rear extensions to some of the approved dwelling plots would reduce the amenity space for these dwellings; the site plan confirms that minimum garden lengths can still be achieved in accordance with Wokingham Borough Council Guidance.

Flooding and Drainage: The application will result in an increase in the impermeable area of the application proposal. Consequently, additional documents were submitted to enable an assessment of the implications of the additional floor area for these plots on the proposed drainage strategy for the site.

Subsequently, additional plans, including revised drainage layouts in addition to micro-drainage simulation files indicated that there was no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change, were submitted to support the application, in addition to seeking to discharge Condition 22 of the original planning consent 203544 relating to SuDS. Subsequently no objection was raised to this proposal in relation to flooding and drainage.

Landscape and Trees: The proposal would not result to any unacceptable changes such that no objection was raised in relation to landscape and trees.

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:	Yes/No/Not required
Recommendation:	Approve
Date:	21/10/2025
Earliest date for decision:	15 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21/10/2025