

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260809
Site Address:	59 Emmbrook Vale, Wokingham, RG41 1PW
Expiry Date:	3 June 2026
Site Visit Date:	28 April 2026
Proposal: Householder application for the proposed removal of 3 no. windows on front elevation, to form opening in front elevation for new larger window. Including removing external door on side elevation and brick up the opening.	

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way
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
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection.
WBC Landscape and Trees – No objection.

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 two-storey detached property on the northern side of Emmbrook Vale. The site benefits from a corner plot position and has one adjoining neighbour to the east and public open space and the Emm Brook to the west and rear. The property forms part of a 1980s housing development. Dwellings are similar in appearance through the use of a repeated material palette, however, there is variety to the layouts of the properties. Proposal: This application seeks approval for the removal of three kitchen windows in the front elevation and one larger replacement window. The proposal also includes infilling an existing side door in the western elevation. 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. Character of the Area: The application site is part of a 1980s housing development that boasts properties that are unified through material palette and a repetition of layout forms. 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. The application seeks approval for the replacement of three existing front-facing kitchen windows with a single, larger window within the principal elevation of the dwelling. In addition, it is proposed to infill an existing side access door within the western flank elevation.

The application site forms part of a residential cul-de-sac constructed in the 1980s, where the dwellings were originally built to a limited number of repeated layouts and shared a consistent material palette. Whilst a degree of uniformity is evident within the original design of the development, it is also apparent that a number of properties within the street have subsequently been altered and extended over time. As a result, the street scene now displays a varied appearance when viewed as a whole, with changes including extensions and modifications to original elevations.

The host property has already benefitted from a front/side extension to the kitchen, which has altered both the original footprint and the appearance of the principal elevation. As such, the existing frontage no longer reflects the original fenestration arrangement associated with the wider development, and the proposed changes would be viewed in the context of an elevation that has already been modified.

The proposed replacement of three windows with a single larger opening would result in a modest alteration to the principal elevation. The change would simplify the fenestration arrangement rather than introduce additional visual clutter. By virtue of its scale and positioning, the proposed window would not appear visually dominant or incongruous within the street scene. Given the varied appearance of nearby properties, the proposal would not undermine any consistent architectural rhythm along the cul-de-sac.

With regard to the western flank elevation, the proposal includes the infilling of an existing side door. The dwelling occupies an end-plot position, with no neighbouring residential properties located to the west. As a result, public views of this elevation are limited. The infilling of the doorway would have a neutral impact on the appearance of the dwelling when viewed from the public realm.

Taken together, the proposed alterations are considered to be minor in nature and proportionate to the host dwelling. When assessed in the context of the existing alterations to the property and variety of property frontages within the cul-de-sac, the development would not result in any material harm to the character or appearance of the host dwelling or the surrounding street scene.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

By virtue of the scale and nature of the proposed changes, there would be no detrimental loss of privacy, loss of light or overbearing impacts generated by the proposal.

Highway Access and Parking Provision:

Policy CC07 states that planning permission will only be granted where a development can meet parking provision, the standards of which are in Appendix 2 of the MDD. Development should also not adversely affect the Highway network and promote sustainable transport modes, as outlined in policy CP6 of the Core Strategy.

The proposed development would not increase the number of habitable rooms in the property and there are no changes proposed to the existing parking arrangements.

Therefore, the existing parking is considered acceptable to serve the proposed development.

Flooding and Drainage:

The application site is located in flood zone 2 according to Environment Agency mapping. The council's Drainage Officer was consulted and raised no objection to the proposal. They commented:

"The Lead Local Flood Authority has reviewed the application located within Flood Zone 2. The proposed works are limited to alterations to the existing building fabric and do not increase the building footprint or impermeable area. As such, there is no material impact on surface water flood risk, and the LLFA raises no objection on drainage grounds".

Landscape and Trees:

The application site adjoins public open space to the west of the site. the council's Trees and Landscape Officer was consulted and raised no objection to the proposal. They commented:

"The Council's Landscape and Tree Officer has no objections to the proposed removal of 3 no. windows on front elevation, to form opening in front elevation for new larger window. Including removing external door on side elevation and brick up the opening. These adaptations will have no detrimental impact on the adjacent trees".

Conclusion:

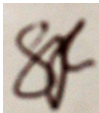
Due to the minor nature of the proposal and reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	22 May 2026
Earliest date for decision:	7 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	22.5.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Green Infrastructure Route and Riverside Paths – Proposed Emmbrook Riverside Footpath

Flood Zone 2

Emm Brook Inland River Watercourse

Bat Roost Habitat Suitability

Great Crested Newt Impact Zone – Amber

Emmbrook Ward

Wokingham Parish