

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253137
Site Address:	34 Luckmore Drive, Earley, Wokingham, RG6 7RP
Expiry Date:	6 March 2026
Site Visit Date:	23 January 2026
Proposal: Application to vary condition 2 of planning consent 231358 for the proposed erection of a part single part two storey side and single storey rear extension following demolition of the existing part single part two storey side/rear extension. Condition 2 refers to approved details. Variation is to allow changes to first floor layout, roof structure and fenestration (part retrospective).	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
231358	Householder application for the proposed erection of a part single part two storey side and single storey rear extension following demolition of the existing part single part two storey side/rear extension	Approved 15/09/23
241165	Application to vary condition 2 of planning permission (231358) dated (15/9/2023) for erection of a part single part two storey side and single storey rear extension. Condition 2 Approved details and the variation is to extend the approved side extension to the side and rear.	Approved 07/06/24

CONSULTATION RESPONSES

Internal

WBC CIL: Not liable
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Earley Town Council: No objection to this application subject to WBC imposing the following condition that any rooflights shown on the approved drawings facing the side boundaries with No.32 and No.36, shall have no openings below a height of 1.7m above floor level, and any part of a skylight below 1.7m above floor level should be fixed closed and be obscured glazing, unless otherwise agreed in writing by WBC. This is to protect the amenity of neighbouring properties pursuant to Policy CP3. Officer response: Such condition has been included in the decision and agreed by the applicant/agent.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: Two storey detached dwelling. 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. S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted in order to speed up the system by being more flexible. Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for which can be applied to retrospective development, 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 development has commenced but has not yet been completed.

The principle of development at the site was established with the granting of 231358. Condition 2 refers to approved details.

Character of the Area: To the side, the amendment seeks to extend the first floor part of the extension to match the width of the ground floor part of the extension. It is noted that a gap of circa 1.7m would still be maintained from the side boundary and it would also be set in from the front building line. In these respects, the proposal would still comply with the Borough Design Guide recommendations. Likewise, to the rear the new amendment would extend the first floor by an additional 1.5m, resulting in an additional gable roof, and consequently, a more symmetrical rear elevation. Overall, these alterations would still be considered in keeping with the style of the host dwelling and so would not have any detrimental impact upon street scene and local character.

The 4 rooflights as part of the rear ground floor element would now only include 1 rooflight. The rooflight on the crown roof is removed, with 2 rooflights inserted on the rear sloping roof serving for family bathroom 1. 2 rooflights have been added onto the side facing no. 32, severing for stairwell and slight change in location for rooflight facing no.36, serving for family bathroom 2.

The re-location of the rooflights would be located to the side and rear of the dwelling and would not particularly visible form the public realm, thus no harm to the character of the area. Furthermore, given the original application includes rooflights, such alteration would not harm the street scene.

The roof height will increase by approx. 1m. The proposed raising of the roof is modest and the resultant dwelling would not be disproportionate to the overall plot size or given Luckmore Drive is characterised by large detached and semidetached dwellings of varying heights. Therefore, such change would not harm the character of the area.

Neighbouring Amenity:

Overlooking: The rooflights inserted into the rear roof over the family bathroom 1 would not result in harmful overlooking given their angled orientation, high-level placement, and limited outlook, rear rooflights would not result in harmful overlooking or loss of privacy in a typical suburban residential setting and are widely regarded as a minor and acceptable form of development. Furthermore, it would comply with the minimum back-to-back separation distance set out in the BDG being over 40m. Also, along the rear boundary there is mature/established vegetation of significant height acting as natural screening

The rooflights on the side elevations have been conditioned as per Early Town Council comments.

Loss of Light/Overbearing: Whilst taller in height, it's considered the proposal would not appear physically overbearing or oppressive to neighbours due the 1m separation distance being maintained between no.32, thus complying with the BDG and allowing for adequate breathing space between the dwellings.

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.

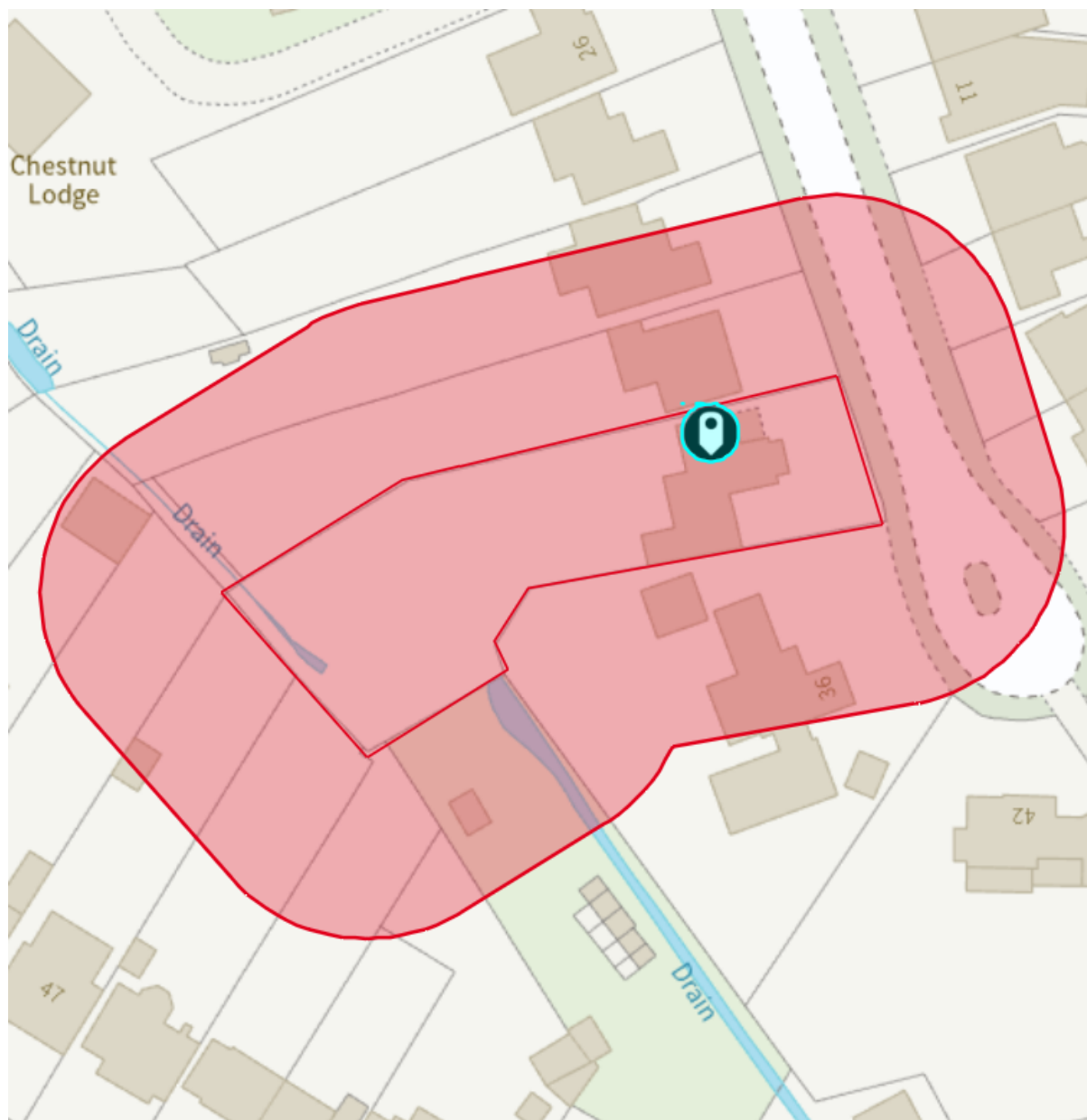
RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	27 February 2026
Earliest date for decision:	2 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	27 February 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Water Network Watercourse Consultation Zone | Total count: 3

#	watercourseName	form
1	<i>No data</i>	inlandRiver
2	<i>No data</i>	inlandRiver
3	<i>No data</i>	inlandRiver

Risk of Flooding from Surface Water | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
4	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	LH736	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	LH737	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
2	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Householder | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk	Amber	This Amber/Red Zone is within 50m of a known

	Zone - Householder Applications		pond. Consult NatureSpace for Householder applications
2	Great Crested Newt Impact Risk Zone - Householder Applications	Red	This Amber/Red Zone is within 50m of a known pond. Consult NatureSpace for Householder applications

Great Crested Newt Impact Risk Zones - Minor | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
2	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000530000&es=&location=473915,172259%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Maiden Erlegh & Whitegates Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m