

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250386
Site Address:	38c Silver Fox Crescent, Woodley, Wokingham, RG5 3JA
Expiry Date:	21 April 2025
Site Visit Date:	26 November 2024
Proposal: Application to vary condition 2 of planning consent 230861 for the proposed erection of 1 no. self-build four bedroom detached dwelling with detached garage and parking. Condition 2 refers to the approved details, and the variation is to enable the relocation of the porch and to connect the side and rear dormers, plus addition of a rooflight and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location (Woodley)
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
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 TB05 – Housing Mix TB07 – Internal Space Standards

	TB08 – Open Space, Sport and Recreational Facilities Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	M2 – Safeguarding sand and gravel resources
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
232400	Application to vary condition 2, 11, 12, and 14 of planning consent 230861 for the Full planning application for a phased development of 1 no. self- build four bedroom detached dwelling with detached garage and parking and access road. Condition 2 Approved details, 11 Construction method statement, 12 Archaeology Investigation statement and 14 Drainage statement. The variation is to add phasing of the build to the application and condition wording.	Approved 01/12/2023
232318	Application for non-material amendment to planning consent 230861 to change the description of development to: 'Full planning application for a phased development of 1 no. self- build four bedroom detached dwelling with detached garage and parking and access road.'	Approved 30/11/2023

CONSULTATION RESPONSES

Internal

WBC CIL - If this application is approved, CIL liability will be calculated and measured based on the approved floorplans listed within the decision notice.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site was formerly occupied by the Woodley Lawn Tennis Club and is in a backland plot surrounded by residential properties to Silver Fox Crescent, Roslyn Road, and Woodlands Avenue. The site is accessed via a track between 38 and 40 Silver Fox Crescent. The site is currently grassland with some overgrown vegetation but no built structures are on site.

The surrounding area varies between one and two storey bungalows, detached dwellings, and semi-detached dwellings on deep plots and within a typical post-war suburban layout.

There are no listed buildings on or adjoining the site, it is not located within a Conservation Area and is not within an area of high flood risk. A Tree Preservation Order is located to the south of the site protecting a woodland (TPO-0003-1951).

Proposal:

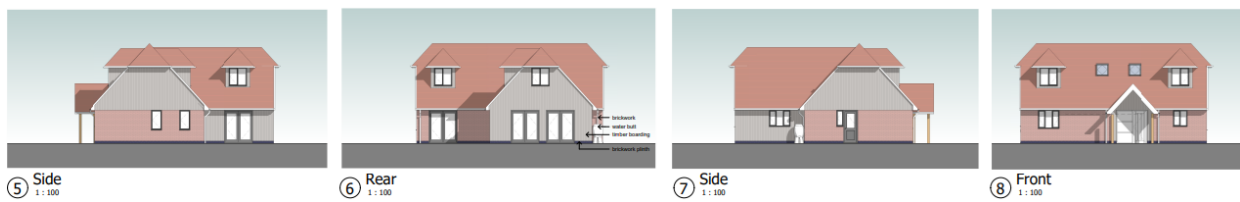
Planning permission was granted for 1 no. self-build two-bedroom detached dwelling with associated parking. Variations are sought to this approved scheme. Namely condition 2 (approved plans). The variations to the approved plans are:

- Rear double doors to be amended to one larger set of doors
- Dormer extension (connecting previously approved pitched dormer to an L shaped dormer) which contains 2 new windows (additional bedroom window and landing window)
- Centralisation of the proposed porch on the front elevation
- Additional rooflight on the southern elevation

The proposed elevations under this variation application are below:



The elevations originally approved are below:



For background information, 3 other dwellings have been approved at the site (see planning history) but were all permitted under separate applications. A layout showing all 4 dwellings is below:



Proposed dwelling in context with the other 3 dwellings permitted on the wider site

Assessment

The principle of development was discussed and considered in the report for the application. Since the original application was granted, the NPPF (2024) was published. This version of the NPPF has a greater emphasis on boosting the supply of homes and therefore there is no reason for the LPA to adopt an alternative view on the principle of development under this application.

As such, this application (and assessment) will only focus on the proposed changes in the development and their impact on material considerations.

Design/ Character of the Area

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of materials.

The proposed fenestration alterations are relatively minor design changes in the context of the overall scheme. The centralisation of the porch is also acceptable as again this is a minor design alteration.

The proposed dormer extension is the element that would result in the most

noticeable change. However, its location at the rear of the property would mean that its impact on the design of the host dwelling and area generally would more minimal. The elongated dormer would still be set comfortably within the roofscape and set off the eaves. Whilst it would inevitably result in more scale and bulk at roof level, it is not considered a materially harmful change to the design of the dwelling or the area generally.

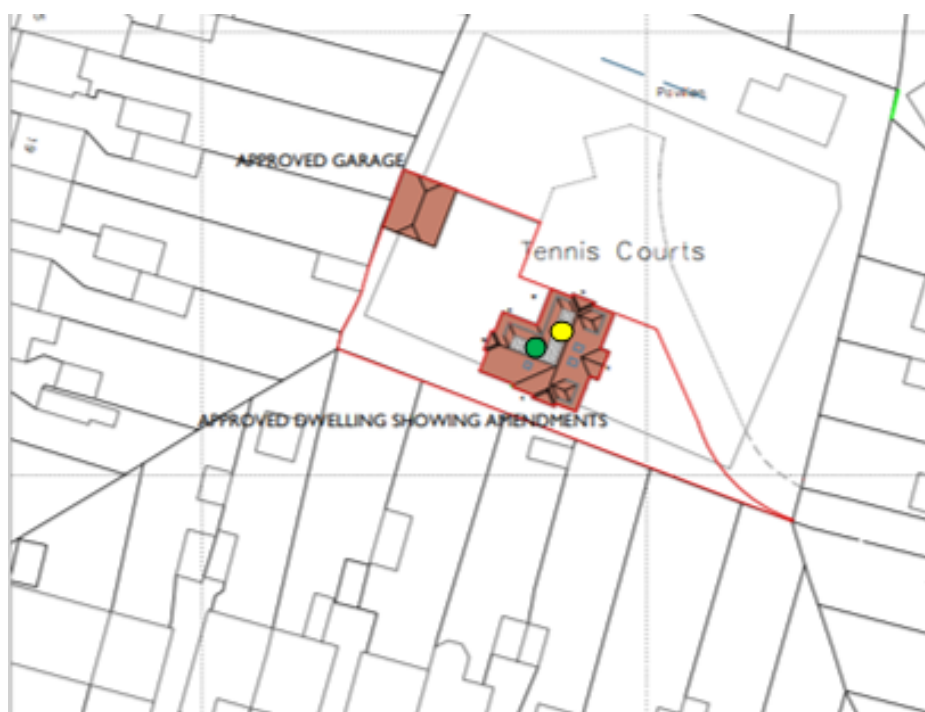
Neighbouring Amenity

Policy CP3 of the Core Strategy states that development should not result in detriment to the amenities of adjoining land users.

Owing to the proposal primarily relating to fenestration alterations, it is considered that the main consideration in terms of neighbouring amenity is overlooking impacts as a result of fenestration changes. No other neighbouring amenity concerns are foreseen.

The proposed rooflight and changes to the ground floor rear facing fenestration would not result in impacts to nearby residents, or those that would live within the other dwellings on the wider site, due to their positioning at ground floor level/ in the roofscape.

The proposed dormer extension would result in two additional dormer windows. The approximate location of these within the dormer are indicated below by the circles. The green circle represents a new landing window and the yellow a bedroom window (the third window within that same bedroom):



Given a landing is not a habitable space, no concerns regarding additional overlooking to neighbours from this window and furthermore, its positioning would mean it faces over the turning head of the Tennis Courts development. The applicant has also indicated on the plans that this window is to be obscurely glazed.

The proposed third additional bedroom window would have outlook on to the rear amenity spaces of properties on Roslyn Road. However, there would be approx. 55m separation distance between the window and the rear windows of closest properties on Roslyn Road and 21m between the dormer window and the site boundary with those on Roslyn Road. As such, the window would not result in close ranging overlooking to neighbouring windows or amenity spaces.

As such, whilst there would be an increase degree of overlooking from the additional bedroom window, the substantial separation distances mean that it would not result in material harm to neighbours on Roslyn Road. A degree of overlooking, such as this is also commonplace and to be expected in more dense residential areas.

Conclusion

As discussed within the report, the proposed amendments to condition 2 is acceptable in relation to relevant material considerations. The officer recommendation is therefore to grant planning 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, 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
Recommendation:	Approve variation of condition 2 of planning permission 230861. All other conditions to remain as per application 230861 (and as amended/ added by applications 232400 and 232318 as appropriate)
Date:	8 April 2025
Earliest date for decision:	17 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	08/04/25