

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261491
Site Address:	41 Winchcombe Road, Twyford, Wokingham, RG10 0AS
Expiry Date:	5 October 2026
Site Visit Date:	28 September 2026
Proposal: Householder application for the proposed installation of a pitched roof to replace the existing flat roof on the two storey rear part of the dwelling.	

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 TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
10985	Two storey extension	Approved 5 th July 1979
19657	Erection of a carport and workshop	Approved 3 rd August 1983

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site relates to a semi-detached two-storey dwelling situated within Twyford, Wokingham. The dwelling occupies a relatively generous residential plot and is set back from the highway behind a predominantly hard-surfaced frontage. The surrounding area predominantly comprises a mixture of detached and semi-detached dwellings of broadly similar scale and appearance.

Proposal: This application seeks permission for the proposed installation of a pitched roof to replace the existing flat roof on the two-storey rear part of the dwelling.

Planning History: Planning permission was granted under application 10985 on 5 July 1979 for the erection of a two-storey extension. Subsequently, planning permission was granted under application 19657 on 3 August 1983 for the erection of a carport and workshop.

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.

Character of the Area: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The proposed pitched roof would create a balanced roof form that reflects the design of the host dwelling and relates to the established character of the surrounding street scene. Whilst the proposal would alter the existing roof form, the reconfiguration would

be confined to the rear elevation where it would have limited visibility from the public realm.

Whilst the roof change would increase the built form of the dwelling on the north elevation, the increase in height is minimal and does not exceed the existing ridge height.

As such, the development would not appear as a prominent feature within the street scene and would not result in material harm to the character and appearance of the area.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

Whilst the proposed development would increase the overall built form of the dwelling, there is no change to fenestration. Replacing the flat roof with a pitched roof design, the overall increase in height would be limited and would remain subordinate to the host dwelling. It is also noted that the principal dwelling already benefits from a pitched roof, and as such the proposal would appear as a subordinate and sympathetic addition. Given the scale and siting of the development, the proposal would not result in an unacceptable loss of light, overbearing impact, loss of outlook, overlooking or loss of privacy. Therefore, the development is not considered to result in any material harm to the residential amenity of neighbouring occupiers.

Highway Access and Parking Provision: There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no comments from the Council's Highways team have been received.

Ecology: The application site is situated in an area suitable for bat roosts. The Preliminary Bat Roost Assessment undertaken by Arbtech on the 27th July 2026, The assessment concludes that the dwelling is in good condition and that the proposed development is unlikely to result in adverse impacts on bats or their roosting potential. In light of the findings of the report, no objection has been raised by the Council's Ecologist.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	25 September 2026
Earliest date for decision:	1 September 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	29.09.2026