

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252583
Site Address:	8 Westview Drive, Twyford, Wokingham, RG10 9BP
Expiry Date:	19 December 2025
Site Visit Date:	7 November 2025
Proposal: Application to vary condition 2 of planning consent 250489 for the proposed erection of a single storey front extension to existing attached garage. Condition 2 refers to approved details. Variation is to allow changes to fenestration.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Twyford Neighbourhood Plan (2018-2038)

PLANNING HISTORY

Application No.	Description	Decision & Date
250489	Householder application for the proposed erection of a single storey front extension to existing attached garage.	Approved 16/04/2025
242267	Application for a certificate of lawfulness for the proposed single storey rear extension.	Approved 25/09/2024

CONSULTATION RESPONSES

Internal

None.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey semi-detached property located on the southern side of Westview Drive, Twyford. The property is the end plot of a small row of semi-detached properties. Westview Drive comprises a range of property types including, two-storey semi-detached properties and semi-detached bungalows. Dwellings are of a similar age and style.

Proposal:

This application seeks to vary condition 2 of planning consent 250489.

Condition 2:

Condition 2 relates to the approved plans. The amendments sought consist of changes to the proposed fenestration. The proposal is to replace the approved garage door in the front elevation with one door and one casement window.

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:

The proposed variation includes replacing the approved garage door in the front elevation of the garage extension with one door and one casement window. This would

be a modest change to the appearance of the property frontage. The proposed window and door would be in-keeping with the mixture of fenestration evidenced on the surrounding properties which includes a variety of window layouts and includes garage conversions that have altered the original garage doors. Therefore, the proposed changes would have no adverse impact on the character of the host dwelling or street scene.

Due to the nature of the proposed changes, it will be necessary to introduce an additional condition to require that the garage extension remains incidental to the enjoyment of the host dwelling. Any new condition imposed under Section 73 must not materially conflict with the operative part of the original planning permission, which the attached condition would not.

Neighbouring Amenity:

Overlooking:

The proposal would replace the approved garage door with one door and one window which would be located directly opposite no.11 Westview Drive. Figure 4.25 in the BDG specifies that for one and two storey development, a 10m minimum separation distance should be retained between front-to-front elevations in order to maintain privacy. The proposed fenestration would be more than 26m from the front fenestration of no. 11 which far exceeds the guidance and is acceptable.

Loss of Light & Overbearing:

As there are no changes proposed to the footprint or scale of the development, there are no adverse impacts of this nature that would arise from the proposed changes.

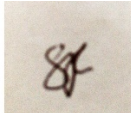
Conclusion:

The proposal would not significantly impact the character of the host dwelling or local area. The proposed amendments do not impact any other material planning considerations related to the approved development and do not alter the Officer conclusions of the original application. The application is recommended for approval.

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:	
Date:	11 December 2025
Earliest date for decision:	14 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11.12.25

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Twyford, Ruscombe and Hurst Ward

Twyford Parish