

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251797
Site Address:	10 Pigott Road, Wokingham, RG40 1PY
Expiry Date:	7 October 2025
Site Visit Date:	25 September 2025
Proposal: Application to vary conditions 1 and 2 of planning consent 242165 for the proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage and front extension to provide habitable accommodation (Part Retrospective). Condition 1 refers to the approved details and condition 2 to external materials, and the variation is to amend fenestration and alter the proposed materials.	

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 CP6 – Managing Travel Demand 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
251141	Application to vary condition 1 of planning consent 241290 for the Householder application for proposed erection of new fences, patio, pergola and water features along with changes in ground level at rear garden (part retrospective). Condition 1 refers to approved details and the variation is to	Approved: July 2025

	allow an amendment to the approved plans to include a revised pergola design.	
242165	Householder application for proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage and front extension to provide habitable accommodation (Part Retrospective).	Approved: October 2024
241290	Householder application for proposed erection of new fences, patio, pergola and water features along with changes in ground level at rear garden (part retrospective)	Approved 03/07/2024
241296	Application for non-material amendment to planning consent 171506 to change fenestration in the single storey rear extension.	Approved 24/05/2024
240805	Application for a certificate of existing lawful development for the implementation of permission granted by planning consent 171506 for the erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage to provide habitable accommodation prior to the expiry of the permission.	Approved 10/05/2024
171506	Householder application for proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage to provide habitable accommodation.	Approved 13/07/2017
O/31/65	Semi-detached house and garage	Conditionally Approved 24/06/1965

CONSULTATION RESPONSES

Internal

WBC Highways – No comments

WBC CIL – No comments

External

None

REPRESENTATIONS

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

APPRAISAL

Context: 10 Pigott Road is a two-storey semi-detached dwelling on the western side of Pigott Road, finished with facing brick, tiles to roof and tile-hanging to the first-floor elevation.

The proposal through application 242165 comprised the erection of a single storey rear extension, a first-floor side extension over the garage and part conversion of the existing garage and front extension to provide habitable accommodation. This application seeks to alter the approved external materials and fenestration on the dwelling, through the variation of conditions 1 & 2.

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: Condition 2 imposed on the previously approved application (242165) required the materials used for the development to match the materials of the host dwelling, which comprised brickwork, white Upvc framed windows, and concrete roof tiles. This largely remains the case, however, the applicants have implemented the addition of graphite black weatherboard cladding to first floor elevations of the property. Whilst a departure from the predominant building materials observed within Piggott Road, it is not considered that this alteration would be harmful to wider character. The personalisation of houses through external finishes is a standard suburban practice and would not constitute a reason to withhold planning permission in this instance.

Similarly to the above, the alteration to fenestration is a minor alteration and would not have a significant impact on the appearance of the dwelling.

Overall, it is considered that the proposed changes would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity & Highway Access and Parking Provision: The nature of the variation does not warrant any additional concerns on these material grounds.

Conclusion: For all the above, the proposal is acceptable, and 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, 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:	Not required
Recommendation:	Approve
Date:	25 September 2025
Earliest date for decision:	3 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26 September 2025

PLANNING CONSTRAINTS/STATUS

- *Water Utility Consultation Zones*
- *Local Authorities*
- *Affordable Housing Thresholds*
- *Borough Parishes*
- *Scale and Location of Development Proposals*
- *Great Crested Newt Consultation Zone*
- *Nuclear Consultation Zone*
- *Borough Wards*
- *Landscape Character Assessment Area*
- *SSSI Impact Risk Zones*
- *Thames Basin Heaths SPA Mitigation Zones*