

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252363
Site Address:	Tiryns, Forest Road, Binfield, Wokingham, RG40 5QR
Expiry Date:	2 December 2025
Site Visit Date:	07/01/2025 – See 242773
Proposal: Application to vary conditions 2 and 3 of planning consent 242773 for the proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings. Condition 2 refers to approved details, condition 3 to external materials and the variation is to allow changes to fenestration and roof 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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
250924	Application for submission of details to comply with the following condition of planning consent 242773 dated 31/01/2025. Condition 3. External Materials. 4. Drainage Details.	Approved, 08/05/2025
242773	Full application for the proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings.	Approved, 31/01/2024
38474	Single storey side extension to form study.	Approved, 21/11/2991
17753	Re-roof existing workshop and erect new games room.	Approved, 14/07/1982
12/56	Double garage.	Approved, 12/02/57
612/56	Alterations and additions.	Approved, 11/09/1956

CONSULTATION RESPONSES**Internal**

WBC Built Heritage Officer – No objections.
WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	St Nicholas Hurst Parish – No comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL**Site Description and Proposed Development:**

The application site comprises a detached house with a bedroom, an attached annexe, and several outbuildings. It is situated in a semi-rural location just north of Wokingham, within an area characterised by open farmland and dispersed properties

This application seeks to vary Condition 2 and 3 of planning consent 242773 which related to approved plans and external materials. The proposal is to replace the millboard timber roof originally approved for the eastern wing of the dwelling, with a

slate roof covering both the main dwelling and the eastern wing and to insert several windows and reposition openings.

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 proposal seeks to install natural slate tiles on the eastern wing of the dwelling to match those already approved for the main house, as discharged under planning ref: 250924. Given the presence of slate tiles on the main dwelling and the variety of build materials along this section of Forest Road, the replacement of the millboard timber roof with slate would have an acceptable impact on the character of the area.

The insertion of windows on the main rear facing gable and the repositing of openings are considered to be minor additions that would not adversely impact the character of the area.

Impact on Built Heritage:

The Council's Built Heritage Officer has reviewed this application and notes that the proposed alterations would not affect the historic boundary walling. As such, no objections are raised.

Neighbouring Amenity:

The views offered from the new fenestration would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

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:	Approval
Date:	18 November 2025
Earliest date for decision:	29 October 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.11.2025