

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251284
Site Address:	68 Beech Lane, Earley, Wokingham, RG6 5QA
Expiry Date:	29 July 2025
Proposal: Application to vary conditions 2 and 3 of planning consent 222238 for the proposed erection of a part two storey part single storey rear extension, with rear dormers/Juliet balcony, single storey front extension to form a garage and front porch, first floor side extension. Condition 2 refers to the approved details and condition 3 to external materials, and the variation is to amend fenestration, change external materials	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Great Crested Newt Consultation Zone Minor

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

222238: Householder application for the proposed erection of a part two storey part single storey rear extension, with rear dormers/Juliet balcony, single storey front extension to form a garage and front porch, first floor side extension. Approved 21

September 2022

F/1998/67565: Boundary Wall to Replace Hedge. Approved 18 June 1998

26644: Two storey extension. Approved 3 November 1986

05588: Alterations and additions. Approved 16 December 1976

386/1951: New bedroom extension. Approved 9 August 1951

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: Object By virtue of its built form and elevational design, it is considered inappropriate development with regards the surroundings, to the detriment of the visual amenity of the area, contrary to Policy CP3, and fails to maintain the quality of the immediate environment. As a result of the inclusion of a new balcony at second floor loft level, overlooking the adjoining properties, it is considered to significantly and adversely impact the amenity and privacy of the adjoining houses contrary to Policy CP3. ETC are also concerned about the comments from No.66 about "inaccurate drawings" Officer response: Addressed in report Shell dormer balcony is no longer part of scheme, with the originally approved dormer kept.
Ward Member(s)	No comments received
Neighbours	13 Hartsbourne Road: Concerned that the back external extension will move the property closer to the rear of our property and with the loft windows and balcony being closer will reduce the privacy in the back of our garden but more importantly will provide closer visibility into our house from the 2nd floor roof extension. Officer response: Shell dormer balcony is no longer part of scheme, with the originally approved dormer kept.

	66 Beech Lane: Inaccurate drawings Can only assess the plans submitted, if they have concerns the development is not in accordance with the plans, this should be raised to the enforcement team.
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APPRAISAL

Site Description: The surrounding area consists of a series of detached two-storey and single storey dwellings with roof accommodation as well as chalet bungalows, with garages off street parking and front landscaping. There are two dwellings (68 and 70 Beech Lane) that have the mock Tudor style on the top half of the dwelling and brick on the bottom half. These are the only three that have this style in the immediate area. The dwellings opposite are made entirely of brick and do not share any other distinctive design characteristics with this series of dwellings. The roof styles and design are also different, with some having hipped, with front pitch, some having gable roofs, and some having pitched with front pitching windows. There are no distinctive design or material palettes in this area, except the large size and detached nature as well as the significant set back from the highway. This helps to form the character of the area.

Principle of Development: Section 70(2) TCPA 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) sets out that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

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.

S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted in order to speed up the system by being more flexible.

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for which can be applied to retrospective

development, stating that "if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly" (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

The principle of development at the site was established with the granting of 222238. The application is to alter external materials and fenestration. Condition 2 refers to the approved details and condition 3 to the external materials.

Initially, there were proposed changes to the rear dormer, however these have been removed from the scheme.

Character of the Area: For condition 2 the variations are taller windows in the front elevation, introduction of a central roof light in the front roof slope.

The change to include taller windows and central roof light in the front roof slope to the front of the property would be visible from the street scene. However, given street scene in the surrounding area is varied in style and design of properties and the main building is considerably set back on the street scene. Furthermore, a similar tall glass façade has been approved at 125 Beech Lane (ref: 242437). Therefore, given the above points raised it's considered this aspect of the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.



*Proposed front elevation of 68 Beech Lane
(ref:251284)*



Front elevation of 125 Beech Lane (ref: 242437)

For condition 3 the applicant would like to use grey fibre cement slate tiles. Several properties in the vicinity have used this material for roof tiles and such change would not cause an unacceptable harmful impact to the character or quality of the local area.

Neighbouring Amenity: The proposed changes to the front of the property would not result in harmful impacts upon overlooking given the 30m plus separation distance from the dwellings across the road, thus complying with the 10m front to front separation distance in the BDG.

Highway Access and Parking Provision: No impact in respect of Highways.

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:	29 July 2025
Earliest date for decision:	24 June 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	29 July 2025