

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251190
Site Address:	12 Commons Road, Wokingham, RG41 1JG
Expiry Date:	31 July 2025
Site Visit Date:	13 June 2025
Proposal: Householder application for the proposed erection of a single storey rear/side extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

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

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM10 - Flood Risk DM15 - Site History

Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design HC5 – Environmental protection
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
242563	Householder application for the proposed single storey side and rear extension following demolition of the existing rear extension, plus a loft conversion and rear dormer.	Approved 22/11/2024

CONSULTATION RESPONSES

Internal

None.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey, semi-detached property located on the southern side of Commons Road, Wokingham.

The road comprises a range of property types including detached, semi-detached, bungalows and chalet-style bungalows. The properties vary in age, form and appearance.

The host dwelling dates from the 19th century and forms part of a row of 19th century semi-detached dwellings. There is no consistent form or appearance to the properties

in the row as many of the original architectural features have been altered and replaced and several of the properties altered and extended.

Typical materials include red brick and slate tiles with more recent additions including render and timber detailing.

Proposal:

This application seeks approval for the erection of a single-storey side and rear extension. The extension would have a pitched roof with three rooflights and a full height glazed rear elevation. One first-floor window would be added in the side elevation to serve a bathroom. Other internal changes are also proposed.

The proposed materials include brick and tiles to match the existing.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update:

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The proposed changes would include a single-storey side/rear extension to enlarge the existing kitchen and create a utility room.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The kitchen would protrude approximately 1.8m from the rear of the existing bathroom, would extend the full width of the property and would not protrude beyond the existing flank walls. Therefore, the additional built form would cause no detrimental impact to the character of the street scene in terms of pattern to the built form or interruption to the rhythm of frontages.

In addition, there would be limited sight of the development from the public realm by virtue of the development being to the rear, and the host dwelling and closely sited adjoining property (no. 14) largely blocking any view. Therefore, the proposed development would cause no adverse impact to the character of the host dwelling or local area.

Neighbouring Amenity:

Overlooking:

There is one additional first-floor window proposed in the northwestern flank elevation to serve a bathroom. To mitigate any potential harmful overlooking impacts, it will be conditioned that the window is obscurely glazed and limiting in opening height to protect the amenity of the occupants at no. 14 Commons Road.

There are three rooflights proposed in the northwestern ridge of the hipped roof extension. The windows would be sited approximately 1.42m from the shared boundary and more than 3.5m from the closest first-floor window of the neighbouring property. Therefore, due to the separation distances, there would be limited opportunity for any detrimental overlooking impacts generated to neighbouring amenity.

Loss of Light & Overbearing:

Page 56 of the BDG states that the primary consideration of rear and side extensions is impact upon neighbours, street scene and local character. The BDG recommends that rear extensions should not project more than four metres from the main rear wall where they are close to a boundary and recommends that a gap should be retained between the building and site boundary and this should be a minimum of 1m in width. The proposed development would retain a separation distance of approximately 1.42m from the northwestern shared boundary and would protrude approximately 1.8m from the existing bathroom. Whilst it is acknowledged the built form on the northwestern side of the plot would extend approximately 6.66m from the existing dining room, the extension would be set in from the boundary and would effectively infill space between the existing kitchen and dining room.

The BDG also recommends that the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary. The proposed rear extension would have an eaves height of 2.58m; well within the 3m guide. In addition, the extension would not protrude beyond the existing rear building lines of both adjoining side neighbours. By being set back from neighbouring built form and set in from the northwestern shared boundary it would limit any sense of enclosure to neighbouring amenity and would reduce the visual dominance of the development.

The pitched roof form would create a less intrusive and more gradual transition to the highest ridge point with lower edges along the side rooflines. This would reduce the amount of shadow cast onto the neighbouring properties, as well as reducing the perceived and actual bulk of the built form. This helps to maintain a more open feel and would allow more daylight to reach the adjacent windows.

In conclusion, the impact on adjoining neighbours has been considered in detail. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with policies CP1, CP3 and guidance in the BDG.

Highway Access and Parking Provision:

The proposed development would not increase the number of habitable rooms in the property and proposes no change to the current parking arrangements which are acceptable.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is useable. Once constructed, the additional built form to the rear would retain a garden length in excess of 25m which is sufficient and would provide a garden large enough for a family sized home.

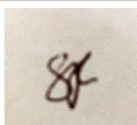
Other:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy.

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:	8 July 2025
Earliest date for decision:	26 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10.7.25