

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251513
Site Address:	341 Hyde End Road, Spencers Wood, Wokingham, RG7 1DD
Expiry Date:	20 August 2025
Site Visit Date:	15 July 2025
Proposal: Householder application for proposed removal of a single garage block and replacement with a single storey side and rear extension. Including the relocation of the front door.	

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 TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Highways – Request further information prior to determination. <i>Officer comments: This will be discussed within the main report.</i> WBC Ecology – No comments
External
None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey side extension to the dwelling to provide an extended kitchen and dining area, and a utility room, following the demolition of the existing detached garage block. Additionally, the front door is being relocated from the side elevation to the front elevation of the new side extension.

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 single storey side extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set 0.75 metres from boundary at the closest point. However, the proportionate scale and unimposing design ensures that the extension would have an acceptable impact on the appearance of the dwelling and wider area. The extension is set back approximately 4.6 metres from the front of the dwelling, and this ensures that the extension appears as a subservient addition.

The proposed new location for the front door poses no harm to the character of the area.

Neighbouring Amenity:

The proposed single storey side extension extends 1.9 metres from the side of the dwelling. The extension is single storey in nature and the one window proposed on the side elevation is a high-level window, it is therefore not considered that the extension poses any loss of light or overlooking concerns.

To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. In this instance, the proposal is set 0.75 metres from the boundary with the neighbouring

property (No. 339) at the closest point, but an eaves height of 3.1 metres does not comply with this guidance. It would replace the single garage block and result in a larger ground floor structure less than 1m from this adjacent property boundary.

No. 339 has an existing ground floor side (west facing) habitable room window that would look directly towards the proposed extension, an open car port structure allows views towards the application site. However, the proposed relationship would not be significantly detrimental to the residential amenity of this neighbour given that a separation distance of approx. 3m would be retained between these two elements, also noting that No. 339's window effectively 'borrows' its outlook across the application site. Moreover, the proposed extension would be mostly aligned with No. 339's parking area, and as the extension does not project beyond the existing rear building line, it is considered that it would not be significantly overbearing on this neighbouring property.

The proposed relocation of the front door poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposal will not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Highway Access and Parking Provision:

The Council's Highways Officer has commented on this application requesting further information in the form of a revised parking plan as the parking spaces do not meet the 5.0m x 2.5m standard, and the rear space would potentially block access to the new front door. However, following a visit to the site carried out on 15/07/2025, it was clear that the space in front of the bay window could be used for parking allowing two cars to comfortably fit on site. Therefore, this further information was not requested as the parking provision will be acceptable.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

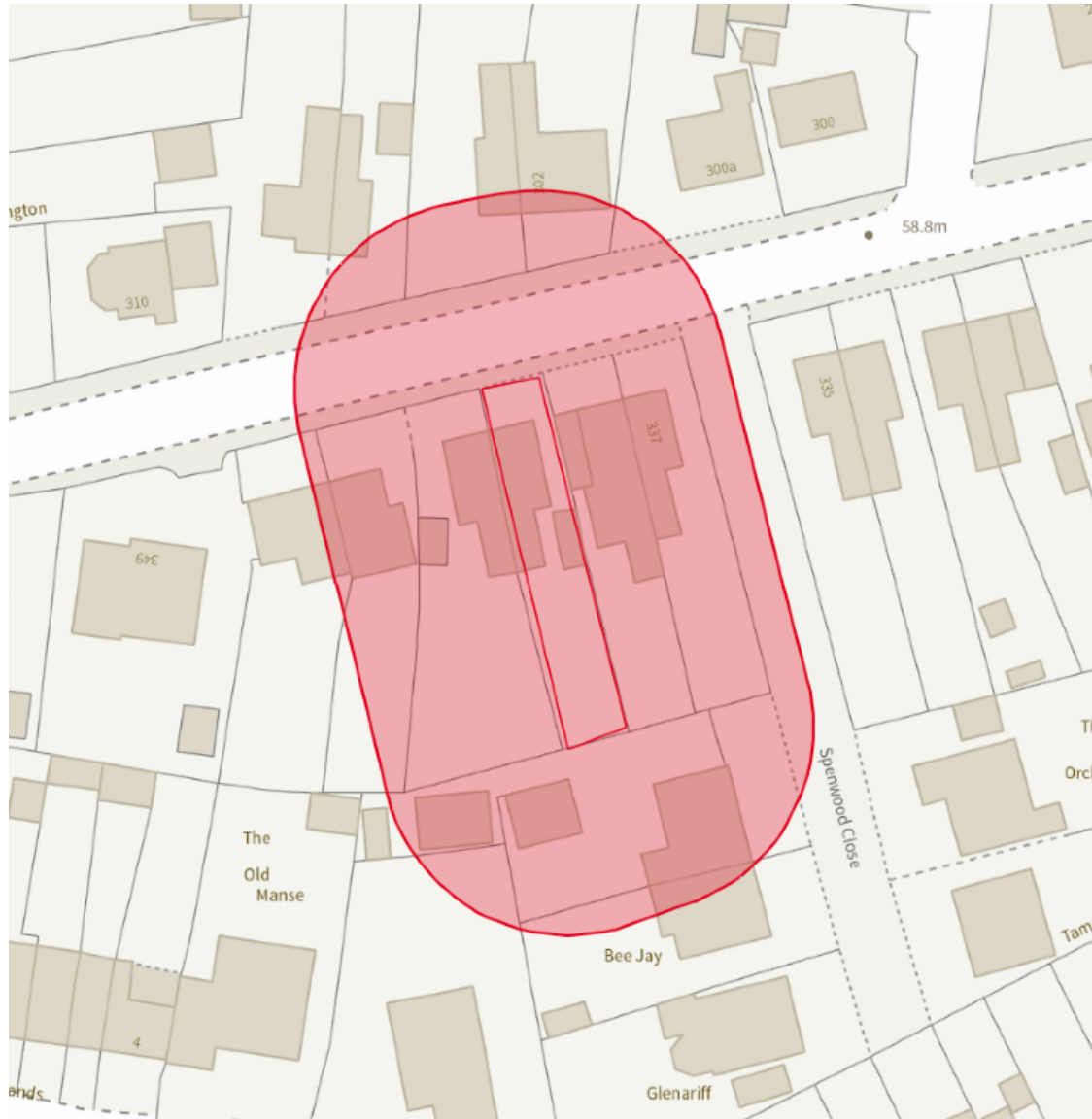
Community Infrastructure Levy (CIL):

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	20 August 2025
Earliest date for decision:	17 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20/08/25

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Spencers Wood

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE Burghfield - Detailed Emergency Planning Zone (DEPZ)	This is the DEPZ.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Bat survey required for planning applications that involve roof modification or demolition.	FX968	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	FX969	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=11401&location=471709,166736%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Spencers Wood Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Spencers Wood & Swallowfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Shinfield CP	0 m