

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252690
Site Address:	11 Strathmore Drive, Charvil, Wokingham, RG10 9QT
Expiry Date:	6 January 2026
Site Visit Date:	11 December 2025
Proposal: Householder application for a single story front extension and canopy, including the conversion of the garage.	

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
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
252140	Application for non-material amendment to planning consent 250742 to increase the height of the rear extension up to 3.55m	Refused
250742	Householder application for the proposed erection of a single storey side / rear extension	Approved 28/05/2025

	following demolition of the existing single storey side and rear extensions and rear conservatory.	
170358	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling.	Approved 31/03/2017

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is located on Strathmore Drive within the major development of Thames Ward. The existing building is a large two-storey detached property.

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, in the major development location of Thames Ward 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:

CP1 of the Core Strategy requires the single story front extension and canopy, including the conversion of the garage to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single story front extension and canopy, including the conversion of the garage to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed single-storey front extension will project c.3.73m of the front wall and measure c.3.60m in height and c.6.6m in width. The proposed single-storey front extension would comply with the Borough Design Guide as the building is set back c.11.81m from the street frontage and the extension would bring the front wall forwards by c.3.73m evening it out with part of existing front building line- making the frontage the same. Given its proportionate scale and unimposing design, it is deemed that the front extension would have an acceptable impact on the appearance of the dwelling and wider area.

The proposed development involves extending the dwelling's footprint in two parts: a combination of hipped and flat-roofed extension, followed by the addition of an open porch canopy. Overall, the porch canopy is modest in depth being c.5.39m, having a height of c.3.60m and having a width of c.2.67m. It is designed to appear as a subservient addition to the host property, consistent with other extended front elevations along Strathmore Drive. The proposed canopy appears subservient to the host dwelling and would not negatively impact upon the appearance of the host dwelling or wider character of the area. In summary, the proposed development is expected to have an acceptable visual impact and complies with policies CP1 and CP3 of the Core Strategy.

The proposed garage conversion is subservient to the existing built form as the materials used to construct the conversion will be made to match the rest of the main dwelling. The proposed conversion includes changes of fenestration to the front elevation, this involves changing the existing garage door to windows. The insertion of a new window, replacing the existing garage door would not cause harm on the character of the area or on any of the neighbouring properties.

The proposed single story front extension and canopy, including the conversion of the garage are subservient to the existing built form as the materials used to construct the front extension and conversion will be made to match the rest of the main dwelling. These are identified on the application form to consist of brick walls to match the existing and uPVC white windows to match.

Neighbouring Amenity:

CP3 says the proposed single story front extension and canopy, including the conversion of the garage should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed front extension and canopy would not provide any outlook into neighbouring properties as it is single storey and is located c.5.98m away from neighbouring property no.13 Strathmore Drive.

The proposed garage conversion would not introduce any outlook across any neighbouring properties and therefore there are no concerns with regards to overlooking or any loss of privacy.

Loss of Light:

The proposed front extension and canopy would not cause any loss of light as they are single storey and are not taller than the existing dwelling- they are subservient to the existing building.

The proposed garage conversion would not cause any loss of light to neighbouring amenities.

Overbearing:

The proposed single storey front extension and canopy would not risk overbearing any neighbouring properties as they are of single storey nature and are located c.5.98m away from neighbouring property no.13 Strathmore Drive.

The proposed garage conversion would be aligned with the existing property , as there is also no increase in height to the property and therefore no concerns are raised with regards to overbearing.

Amenity Space:

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

Highways and Parking:

The application retains the front driveway which provides sufficient off-street parking. There are no parking restrictions on the road for visitor parking.

Conclusion:

In Conclusion, single story front extension and canopy, including the conversion of the garage would not detrimentally harm the character and appearance of the area, would not significantly harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it 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 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	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	5 January 2026
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Earliest date for decision:	3 December 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	06.01.2026
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PLANNING CONSTRAINTS/STATUS

EA Groundwater Zones

BGS Radon Affected Areas

Great Crested Newt Impact Risk Zones

Landfill Gas Consultation Zones

SSSI Impact Risk Zones