

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261446
Site Address:	34 Luckley Road, Wokingham, RG41 2EN
Expiry Date:	20 August 2026
Site Visit Date:	11 August 2026
Proposal: Householder application for the proposed erection of a single storey rear extension along with changes to fenestration following demolition of existing rear extension.	

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
16802	Single storey addition to provide garage, porch and cloakroom	Approved 13 th January 1982

CONSULTATION RESPONSES

Internal
WBC Digital Solutions Scanning- No comments reviewed WBC Ecology- No comments received
External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site comprises a two-storey semi-detached dwelling with associated parking and landscaping located within a residential area of Wokingham. The surrounding area is characterised by a varied pattern of development, with neighbouring dwellings displaying a range of architectural styles, scales, materials and design features.

Planning History: Planning permission was granted under application 16802 on 13 January 1982 for the erection of a single-storey addition to provide a garage, porch and cloakroom.

Proposal: This application seeks permission for the proposed erection of a single storey

rear extension along with changes to fenestration following demolition of existing rear extension. The proposed extension will approximately be 3 meters in depth, 6 meters in width and 3 meters in height. The proposed extension will accommodate an enlarged kitchen space and will be positioned on the existing footprint of the previous single storey rear extension that is set to be demolished.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

As mentioned, the single storey rear extension will accommodate an enlarged kitchen area and will be positioned on the existing footprint of the extension that is set to be demolished.

The Borough Design Guide (BDG) emphasises on rear extensions should not project more

than 4 meters from the main rear wall when they are close to a side boundary. In this case, the extension will project approximately 3 meters from the rear wall, therefore complying with the Borough Design Guide (BDG) in relation to rear extensions that are close to the boundary of another dwelling. Whilst the extension has been built out to the boundary of No.34 Luckley Road the extension follows the established building line and there are no windows proposed on the eastern elevation, thereby avoiding any overlooking and/or overbearing concerns.

The extension itself will be set down from the eaves and will incorporate a flat roof design. Whilst this roof form and proposed materials differs from the host dwelling, the existing side door is set to be removed and replaced with white coloured french doors which match the windows of the host dwelling providing some form of visual continuity. Moreover, the extension is positioned to the rear and therefore will not be noticeable from the street scene. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed rear extension is single storey and modest in scale. As noted above, whilst it extends to the boundary line of the eastern elevation, no windows are proposed on eastern elevation of the proposed development, and the proposed development is surrounded by adequate levels of boundary treatment, thereby avoiding any overlooking concerns.

The proposal would not comply with 45-degree test in plan form, as advocated within the Council’s Borough Design Guide. However, it would comply with a 45-degree test in elevation form (as advocated by the British Research Establishment (BRE) publication ‘Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice’), given its limited height and bulk. Hence, the proposal would not result in any significant overshadowing or loss of daylight to its immediate neighbour (no. 36 Luckley Road) such that it would warrant refusal of this application. Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: As stated on the parking statement, there is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore no comments from the Council's Highways team have been received.

Ecology: The site is situated in an area suitable for bat roosts. Whilst the proposed development involves the demolition of the existing single storey rear extension and erection of a single storey extension, the proposed works do not encroach the main roof, therefore no comments from the Council's Ecologist have been received.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	14 August 2026
Earliest date for decision:	20 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	14/08/26