

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260675
Site Address:	94 Oxford Road, Wokingham, RG41 2YJ
Expiry Date:	19 May 2026
Site Visit Date:	24 March 2026
Proposal: Householder application for the proposed raising and modification of the roof and erection of single storey front extension to form a porch, plus part two storey and part first floor side/rear extensions and a single storey rear extension following demolition of existing rear extension, changes to fenestration and conversion of existing garage to habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE8 – Protecting renewable energy generation NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
000938	Extension to Lounge	Approve 05/06/1974
000939	Erection of Porch	Approve

		23/05/1974
09053	Alterations and additions	Approve 31/08/1978
10329	2 storey extension	12/04/1978

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection Subject to Condition
WBC CIL – Liable
WBC Ecology – No Objection Subject to Condition

External

N/A

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	<u>One objection received:</u> • Potential loss of light to no. 96 Oxford Road. • Loss of three mature hedges adjacent to boundary. • Potential damage to ten additional boundary plants. • The proposed dressing room window would look directly into the neighbouring kitchen. • The existing garage wall would need to be demolished and rebuilt otherwise it would bring an inconsistent finish or encroach on the neighbouring boundary. • The fence to the N boundary is broken down/needs replacing. • The scale and complexity of the project will be disruptive to neighbours. <u>Officer Comment:</u> <i>The impact of the proposal on neighbour amenity in relation to loss of light, overlooking and overbearing is discussed in the main body of the report.</i> <i>If planning permission were to be granted, it would not authorise works to fences, hedges and plants on, over, or under the shared boundary, without first obtaining the neighbour's consent. Furthermore, the Party Wall etc. Act 1996 provides a framework for resolving disputes in relation to boundary walls and excavations near neighbouring buildings. As a householder application, the proposed works are not so significant that it would be reasonable to impose a restriction on construction hours or construction method statement. Any excessive noise and disturbance could be reported to the Council's Environmental Health team.</i>

APPRAISAL

Site Description: A mature detached dwelling on a residential road in Wokingham. The street scene is linear with mature properties including 2 storey dwellings, bungalows, and chalet bungalows. There is a path and grass verge forward of the front boundary of the application site. Most front boundaries are low brick walls and soft landscaping comprising hedges and trees.

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.

Proposal: The proposed floor plans for this application indicate that most of the internal and external walls of the existing dwelling will be demolished.

During pre-application and application stages, the Council has highlighted the importance of the applicant having the correct planning permission(s) in place before any demolition or construction works start on site. This specifically refers to financial implications for the applicant in respect of potential Community Infrastructure Levy (CIL) payments that may be due if the development does not have the correct planning permission in place. However, the applicant acknowledged the advice given but requested the Council proceed and determine this householder application. The applicant also confirmed their intention to undertake construction, and demolition works in a phased manner to retain *“a large part of the external envelope, the foundations, the ground floor slab and the first-floor construction.”*

The proposal would provide an enlarged detached dwelling. On the ground floor there would be a lounge, office, games room, kitchen/dining area and utility room. On the first floor there would be 5 no. bedrooms, a family bathroom, 3no. ensembles and a WC.

The south facing two storey side extension will be approximately 2.8m closer to the side boundary with no. 92 Oxford Road, reducing the separation distance to approximately 1.4m, and it will be set back approximately 1m from the principal elevation. The north facing side wall will also be set back from the principal elevation by 1m, the ground floor will adjacent to the boundary with no. 96 Oxford Road and the first floor set in by 1m.

Ground Floor

The overall width of the front elevation will be approximately 13.7m. The north facing side wall will measure 16.8m in depth and extend beyond the existing rear wall by

5.5m and will be adjacent to the side boundary. The single storey front extension to form an enclosed porch will measure approximately 1.4m in depth, 3.2m in width, 2.5m to the top of the eaves and 3.5m to the top of the pitch roof.

The south facing side wall will measure approximately 14.6 m in depth and extend beyond the existing rear wall by approximately 2m and be located approximately 1m from the side boundary.

The rear wall will be staggered to accommodate a single storey rear extension with flat roof and 2 no. roof lights that will facilitate a lounge approximately 5m in width and a kitchen/dining area approximately 8.6m in width. The maximum height will be approximately 3.4m and it will have 2 no. sets of bifold doors.

First Floor

The width of the front elevation will be approximately 12.8m and the maximum depth will be approximately 11.6m. The north and south facing side walls will measure 8.3m in depth. The north facing wall will be set in by approximately 1m and the south facing wall will be aligned with the ground floor.

The rear first-floor extension will have a pitch roof, and the maximum height will be approximately 8.2m; it will measure approximately 7.5m in width and will be set back from the ground floor rear extension by approximately 6m.

Raising and Modification of the Roof

The proposed roof is a multi-hipped, multi-tiered roof system with one main hip roof, two symmetrical side hip roofs, a front hip projection, and smaller integrated hip extensions. The maximum height would be approximately 8.2m representing an increase of approximately 1m compared to existing. The side extension roofs would be set down by approximately 0.9m.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is mature detached and semi-detached properties of various designs and roof heights. Furthermore, the roof at no. 98 is approximately 9.2m to the top of the ridge. In this case, the proposed ridge height is 0.75m higher than existing but lower than the neighbouring roof at no. 98. Also, the roof line of the side extensions would be approximately 1m lower than the main roof. Therefore, the raised roof would not cause significant harm to the character of the area.

The front extension to form a porch would project 1.4m forward of the principal elevation and would not disrupt the building line along the street.

The front-facing walls of the side extensions will be set back 1m from the principal elevation and set down approximately 0.9m from the main roof. Therefore, these additions would appear subservient to the main dwelling when viewed from the public

realm. At first-floor level, the north facing side extension will maintain a minimum distance of 1m from the site boundary and the south-facing side wall will be approximately 1.4m from the side boundary. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be harmed.

Overall, the proposal represents a significant enlargement of the existing modest dwelling; however, this must be viewed in the context of the site's notably spacious plot, which is capable of accommodating a larger built form without appearing overdeveloped. The surrounding area also exhibits a pattern of similarly generous plots accommodating larger detached dwellings, such that the resultant scale would not appear out of keeping. On this basis, the overall quantum of development is considered acceptable in character terms.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The back-to-back separation distance of the rear first floor extension with the nearest habitable room at no. 15 Arthur Road would be at least 75m. There would be 1 no. first floor side window on the north facing side elevation serving the dressing room. On the south facing side elevation there would be a large landing window on the first floor and 1 no. window to the WC on the ground floor. The rear windows would not face onto neighbouring habitable rooms. Therefore, if the application were to be approved, and the first-floor side windows were conditioned to be obscure glazed and non-opening below 1.7m of the internal floor level, there would not be any significant loss of privacy to neighbour amenity.

Loss of Light: The impact on daylight and sunlight levels to neighbours potentially impacted upon by development is assessed according to the British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*. In this case, Figures 1 and 2 show that the nearest habitable rooms serving no.'s 92 and 96 Oxford Road comply with the 45-degree angle tests in respect of the first-floor side extensions and the rear single storey extension.

Furthermore, in relation to no. 92, the proposal would not face onto side facing windows, and the rear wall of the first-floor side extension would be set slightly back from its rear wall. Therefore, there would be no significant overshadowing in relation to no. 92. In assessing the impact of loss of light to no. 96, the sitting room receives its main light from the large window at the front and the 2 no. small windows on the side elevation facing the 2-storey extension can only be afforded limited protection. Side facing windows towards the rear of no. 96 are located at least 5.5m away from the boundary. Therefore, there would be no significant harm caused by overshadowing and loss of light because of the proposal. Furthermore, the rear gardens are west facing and the side windows at no. 96 are south facing and would continue to receive sunlight for most of the day.

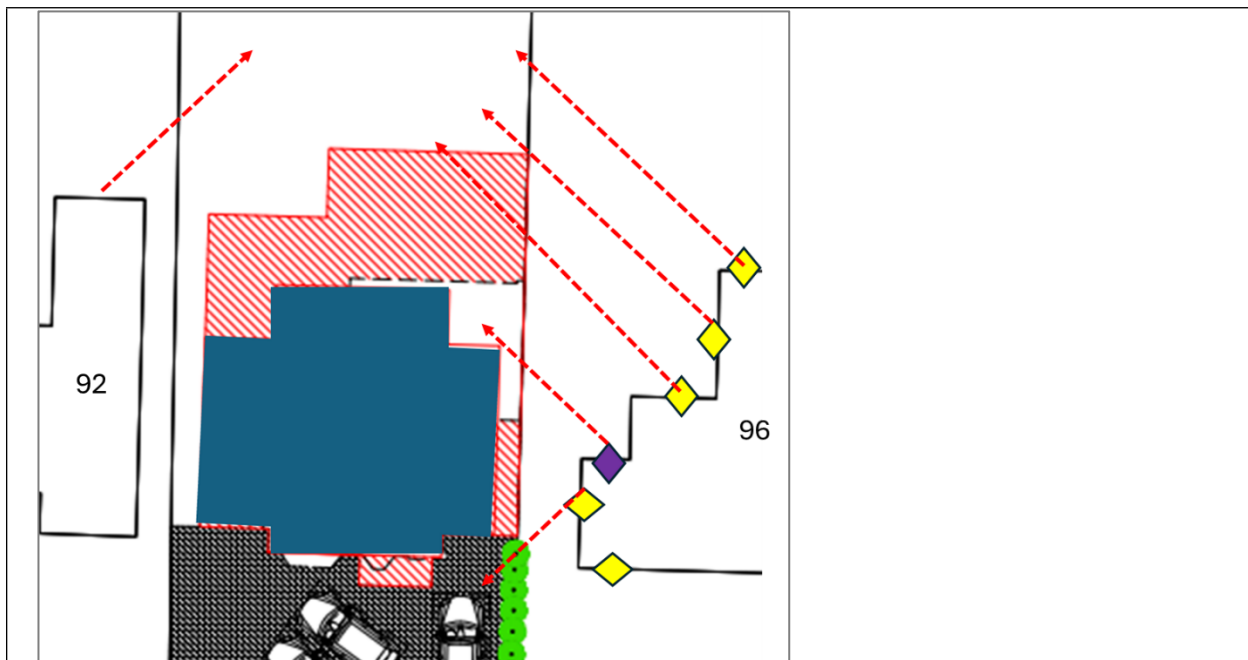


Figure 1 Horizontal 45-degree angle test. First floor of application site shown shaded blue. Nearest first floor bedroom at no. 96 shown in purple and nearest ground floor windows at no. 96 serving a habitable room shown in yellow).



Figure 2 Vertical 45-degree angle test

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the proposal constitutes a significant enlargement of the existing property which would be more prominent than existing in the street scene. However, the length of the rear garden at the application site and those of the immediate neighbours is over 30m. Furthermore, all side walls at first floor level are at least 1m off the boundary and the front facing walls of the side extensions are set back by 1m from the principal elevation and set down from the main roof. Therefore, the proposal would not cause harm or be significantly overbearing given that neighbours would have access to adequate private amenity space.

Overall, the proposal would comply with Policy CP3 of the Core Strategy regarding neighbour amenity.

Highway Access and Parking Provision: The Highways officer raises no objection subject to condition and has commented: *“The applicant proposes to convert the existing garage and increase the numbers of habitable rooms from 7 to 10. As the*

existing garage does not fully meet the council's requirement for car parking, there is no loss of parking space. Three driveway parking is proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Three driveway parking of suitable dimensions can be provided. No change of access and boundary treatment are proposed. The Highways, therefore, assume the proposed parking can be accessed by utilising the existing access and dropped crossing. The garage is removed from the proposal. The Highways are uncertain if the 1.5m wide gap between the dwelling and boundary wall to the south provide direct access to the rear garden. Alternative cycle storage provision (e.g. direct access to the rear garden, cycle store) shall be identified in this proposal or when discharging the condition.

Requested Condition: CF9 - Cycle Parking (To Be Approved)"

Officer comment: There would be access to the rear garden at the south of the site where the where the separation distance of the side wall with the boundary is approximately 1.4m. Therefore, it would not be reasonable to request a condition for cycle storage.

Ecology: The Ecology Officer raises no objection subject to condition.

Requested Condition

Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 4.5-4.11 of the submitted Bat Scoping Survey (Crossman Associates, Ref C1122.001, 27 October 2025). Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Requested Informative

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Conclusion:

The application has been assessed against the development plan and other material considerations, including the National Planning Policy Framework and relevant adopted local planning policies. The proposal is considered to represent an appropriate form of development for the site, responding satisfactorily to its context and complying with the overarching principles of sustainable development. Having regard to the scale, layout and design, the development would integrate acceptably with the surrounding area without causing material harm to its character or

appearance.

The impacts of the proposal on neighbouring residential amenity have been carefully considered, including matters of outlook, daylight, privacy and general living conditions. It is concluded that the development would not result in unacceptable harm to the amenities of nearby occupiers. Subject to the imposition of appropriate planning conditions, the proposal is also acceptable in respect of access, parking, infrastructure provision and environmental considerations, and no technical objections have been raised that would warrant refusal.

Overall, the planning balance weighs in favour of the proposal. Any limited impacts identified are appropriately mitigated through conditions and do not significantly or demonstrably outweigh the benefits of the development. The proposal is therefore considered to accord with the development plan when read as a whole, and with national planning policy, and it is recommended that planning permission be granted subject to the conditions set out in the report.

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 proposed development will be liable for CIL based on the measurements of the floorplans. Please note that any changes to the floorplans listed will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

[Wokingham Borough Council - CIL Forms \(exacom.co.uk\)](http://wokingham.gov.uk/exacom/exacom.co.uk)

Should you have any queries regarding CIL, please contact:

Developer.contributions@wokingham.gov.uk

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	
Conditions agreed:	Yes
Recommendation:	Approve

Date:	20 May 2026
Earliest date for decision:	16 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	21/05/26