

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252767
Site Address:	40 Paddock Heights, Twyford, Wokingham, RG10 0AR
Expiry Date:	26 January 2026
Site Visit Date:	06 January 2026
Proposal: Householder Application for a single storey rear extension with internal alterations, and the widening of the existing vehicle crossover access.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal
WBC Ecology- No Objection
External
N/A

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description:

The application relates to a single-storey bungalow located within Twyford in a major development location. The dwelling is of a modest suburban architectural style and retains its original form as it has no previous planning applications. The property has a large amount of front and rear amenity space, with the rear also having a detached garage and conservatory.

The proposal seeks to construct a single storey rear extension with a pitched roof and internal alterations. Currently there is a small conservatory in place which will be replaced by the rear extension which will be 0.5m away from the existing boundary. The proposal further seeks to remove the existing redundant chimney, implement a new window on the southeast and northeast elevations, and rooflights on both northwest and southeast elevation of the new rear extension. Additionally, a bi-fold door will be implemented to the northeast elevation of the rear extension and all materials used will match the existing. Finally, the proposal seeks to widen the existing vehicle crossover accommodating easy access.

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 site is located within a residential area with a varied streetscape. The brickwork and roof tiles used for the development will match the existing which is secured by planning condition. Surrounding dwelling are all bungalows with no established building lines.

Rear Extension:

The single storey rear extension with pitched roof will create a kitchen and dining room. The original space where the dining was will get turn in a study with ensuite and kitchen into a utility room. All the new internal alterations will be connected to the existing drainage system. The new kitchen and dining will have two rooflights.

The proposed development will measure approximately 3.14 metres in width and 3 metres in depth, with a maximum eaves height of 2.19 metres. The proposal incorporates a pitched roof, resulting in an overall maximum height of approximately 4.78 metres.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear/side extensions which relate to design and scale. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.
- A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width.

The rear extension does not project more than 4 metres beyond the original rear wall and is in keeping with the established building line of the adjoining property. Furthermore, the proposal does not span greater than 3 metres in projection within two metres of the boundary. As such, it would not give rise to concerns of an overbearing or out-of-place form of development. The proposal effectively increases the internal living accommodation without detriment to the character or appearance of the host dwelling, which is considered acceptable in design terms, and it would not be readily appreciable from the street scene. In this regard, the development is not considered to conflict with Policies CP1 and CP3 of the Core Strategy.

Turning to proposed height, the eaves and ridge height will not be higher than those of the existing dwelling and as well as this, the eaves height measures 2.19 metres which is acceptable and compliant with the BDG. This is acceptable in character terms. A separation distance of approximately 5 metres between the rear extension and the boundary will be retained, in accordance with the Core Strategy.

Within the vicinity, there are various examples of development to the rear which includes no. 48 paddock heights. From the block plan, the extension will be in line with the adjoining property at No. 42 Paddock Heights, which also has an extension. Therefore, there will be no additional adverse impact on neighbouring amenity.

Further, this element would be well screened from the roadside, having a negligible impact on the character of the area in accordance with policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The south-east elevation includes the addition of a window serving the en-suite; however, as this will be fitted with obscure glazing, it will not result in any overlooking concerns. The north-east elevation incorporates bi-fold doors and a window to the proposed rear extension; however, these replace an existing conservatory and provide outlook solely over the rear garden and therefore do not introduce any additional overlooking impacts. Rooflights are also proposed and, given that the extension is single storey, they will not directly face neighbouring private amenity areas. As such, the proposal is not considered to result in overlooking or loss of privacy.

Loss of Light and Overbearing:

As both elements (rear extension with pitched roof and vehicle crossover) of the proposed development are modest and acceptable in terms of shape and design, and the rear extension is single storey there are no significant concerns of overbearing or loss of light. It is noted that the proposal would fall short of the BDG guidance for separation distances to the flank boundary, however, this would align with a neighbouring extension.

Highway Access and Parking Provision:

The proposed extensions will not affect the existing driveway parking provision. As a result, no additional demand for car parking is expected, and there will be no reduction in existing parking capacity. The proposals also do not negatively impact the ability to provide cycle storage, which is considered acceptable.

The submitted proposed floor plan confirms that there is no increase in the number of habitable rooms; therefore, the existing parking provision remains appropriate for the dwelling.

The widened vehicle crossover will improve safe and convenient access to the site and reduce the need for vehicles to manoeuvre on the public highway.

The vehicle cross over will be increased from approx. 2.64 metres to 4.5 metres with tapered kerbs. The applicant is reminded that separate consent will be required by the traffic management team prior to commencement.

Amenity Space:

Due to the limited scope of this extension, there would be minimal loss of amenity space. The residual garden space is in keeping with the Borough Design Guide (BDG) which states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable". After the extension the total length rear amenity space is approx. 16.41 metres meaning there will be sufficient space remaining in accordance with the BDG.

Flooding and Drainage:

There are no flood risk concerns. The site is located within flood zone 1 which is suitable for development and is at a low risk of surface water flooding at the front of the site.

Landscape and Trees:

There are no anticipated impacts on existing vegetation, given the proposal is located in the vast majority in the built footprint of the existing dwelling.

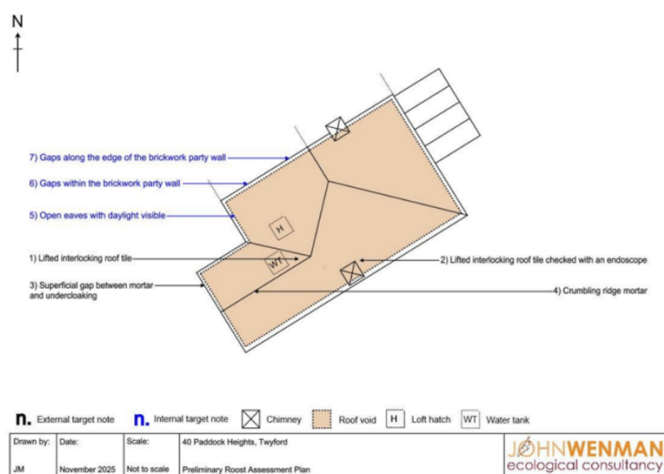
Ecology:

The site is located within a Bat Roost Suitability Habitat; a bat survey was submitted by the applicant and has been reviewed by the Councils Ecology Officer.

The Officer concluded that they were satisfied with the Preliminary Roost Assessment methodology and survey efforts were adequate. They supported the ecologist's conclusion that the potential roosting features are too shallow or too small for crevice-dwelling bats and that the house currently has negligible habitat value for roosting bats.

Further consultation was undertaken with the WBC ecology officer due to the proposal affecting the roof of a bungalow.

The bungalow contains several potential bat access points, including lifted roof tiles, crumbling ridge mortar, and gaps within and along the party wall. These features could provide future roosting opportunities for crevice-dwelling bats such as Common and Soprano pipistrelles, although evidence of such roosts is often hidden.



The ecologist concluded that the bungalow has low potential suitability for bats. There are no ecological objections to the proposal, provided works are carried out in accordance with a Precautionary Method of Working, secured through a planning condition.

Conclusion:

Subject to conditions, this application complies with the Development Plan and therefore 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

Conditions agreed:	Not required
Recommendation:	Approval subject to conditions.
Date:	28 January 2026
Earliest date for decision:	24 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/01/26

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – major development locations- Twyford

Maximum radon potential is 1-3% of houses – Consult Public Health England

Bat Roost Habitat Suitability-Bat survey required for planning applications that involve roof modification or demolition-consult Ecology Officer, green infrastructure Team

Great Crested Newt Impact Risk Zones – Green – Consult NatureSpace for Major developments only

Landscape Character Assessment 2019- Wargrave- Twyford Arable Chalk Lowlands