

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261279
Site Address:	16 Alderman Willey Close, Wokingham, RG41 2AQ
Expiry Date:	31 July 2026
Site Visit Date:	22 June 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus conversion of the garage to habitable accommodation with associated changes to fenestration.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No planning history.	n/a	n/a

CONSULTATION RESPONSES

Internal
No comments received.
External

No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description: 16 Alderman Willey Close is located in Wokingham, a Major Development Location. The property is situated on the western side of Alderman Willey Close, an established residential area.

The application site comprises a two-storey semi-detached dwelling finished in red-brickwork with a pitched roof finished in dark brown tiles. The property features a front lean-to porch and a single-storey rear conservatory. There is both a shared front amenity space (approx. 6.5m x 3.1m) and a private rear amenity space (12.5m x 8m) at the application site.

The dwelling features a front driveway providing 2no. parking capacity for vehicles. There is also an integral garage.

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: This application seeks approval for the proposed single-storey rear extension and garage conversion forming habitable accommodation.

Design / Character of the Area

The street is characterised by a quiet, low-traffic residential estate featuring predominately two-storey semi-detached and terraced dwellings of comparable scale and design. The street exhibits a consistent pattern of development, with properties set back from the highway behind front amenity spaces and driveways, providing off-street parking. Roofscapes on the western side are consistently pitched forms and external materials are red-brick and roof tiles are finished in dark brown.

There are examples of nearby and neighbouring properties displaying similar alterations to this proposal. For instance, No.15 had a garage conversion approved in 2018, No.10 had a garage conversion approved in 2007, No.9 had a single-storey rear extension approved in 2005 and, No.5 had a garage conversion and single-storey rear extension approved in 1997. These indicate similar developments to this current proposal approved within the local vicinity.

Single-Storey Rear Extension

The proposed rear single-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located to the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding area.

Garage Conversion

The proposed garage conversion would not significantly harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because the development only features a minor change to fenestration. The development replaces the existing front-facing garage door with a single window (1.3m x 1m). These are consistent with the dimensions and scaling of the property and the existing windows. The proposed materials for the development match the UPVc windows of the existing dwelling.

Neighbouring Amenity:

Overlooking:

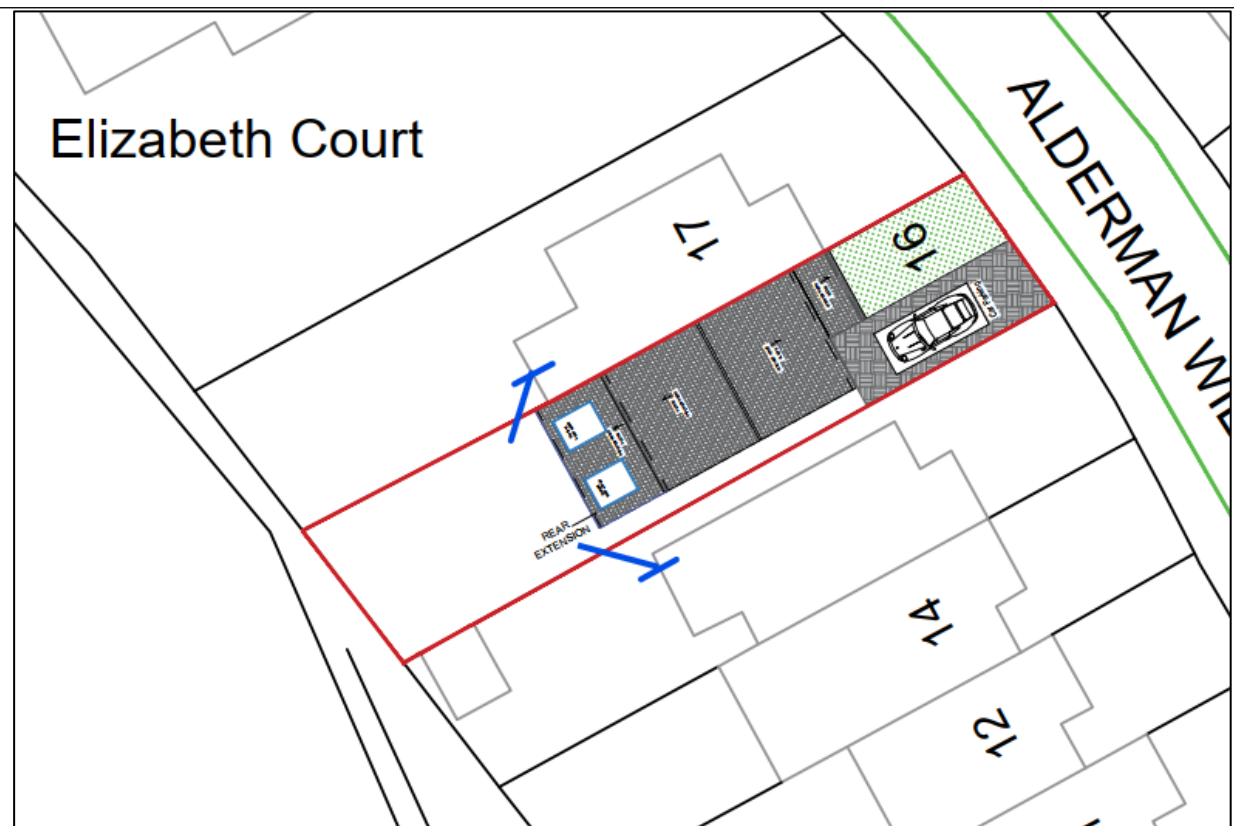
There is 1no. rear window, 1no. rear door and 2no. rooflights proposed on the single-storey rear extension. These will not increase overlooking threats as they face the rear boundary wall and the rooflights are set within the roof slope of the rear extension. Furthermore, there are no proposed side windows, and the development is single storey.

The garage conversion features 1no. front window. This is not considered to increase overlooking threats beyond the existing the front fenestrations at the dwelling as the outlook is onto the public highway.

Overall, there is no significant impact to privacy for the neighbouring properties from this development and it therefore accords with the aims of Policy CP3 in respect of residential amenity.

Loss of Light:

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.



As shown, the proposed single-storey rear extension would not breach the 45-angle test for Nos. 17 and 15.

Considering this and that the extension is single-storey, modest in form and scale, there would be no significant negative impact to daylight or sunlight. Therefore, this development adheres with the aims of Policy CP3 in respect of residential amenity

Overbearing:

The BDG states that the eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. In this case, the eaves height is 3m and ridge height is 3.8m (lean-to) and therefore adheres to the guidelines in the BDG. Furthermore, these measurements demonstrate how the development is suitably subservient to the main dwelling's eaves (5.1m) and ridge heights (7.7m).

Therefore, as the proposed extension is single-storey, subservient and modest in scale, the development would not result in an overbearing, dominating or an enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The dwelling retains 2no. spaces on the front driveway. Appendix 2 of the MDD Local Plan states that 2 spaces provide an appropriate level of off-street parking for a dwelling of this size (3 or less no. bedrooms). Therefore, this proposal meets Policy CC07 of the MDD.

Amenity Space:

Amenity space is not significantly impacted due to the development. The extension will project 3.4m into the rear garden, thus leaving 9.1m, which is considered ample and acceptable.

Conclusion: Taking all the above into consideration, the development is deemed acceptable in relation to policy 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.

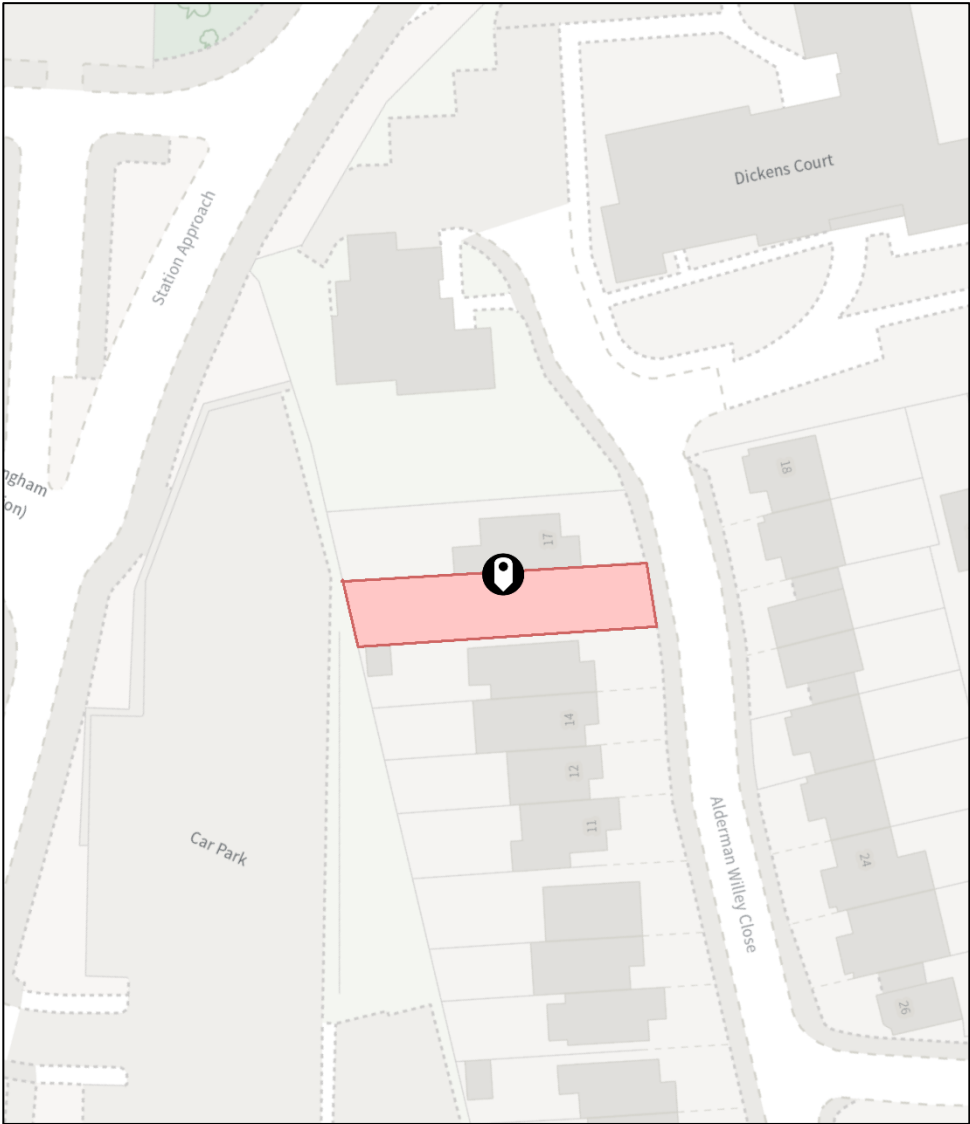
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	Approve
Date:	22 July 2026
Earliest date for decision:	26 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	21/07/26

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Retail Centres | Total count: 1

#	FEATURE_TYPE	NAME
1	Town Centre	Wokingham

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Site Allocation | Total count: 2

#	FEATURE_TYPE	NAME
1	Allocated Site for Mixed Use	Wokingham Station
2	Allocated Transport Site	Wokingham Station

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	XH862	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	XI862	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

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Emmbrook Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham CP	0 m