

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261404
Site Address:	10 Hurst Park Road, Twyford, Wokingham, RG10 0EY
Expiry Date:	14 September 2026
Site Visit Date:	7 August 2026
Proposal: Householder application for the proposed single storey front and two storey side and rear extensions, part garage conversion and changes to fenestration.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Ecology – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application, and their comments are summarised and responded to below: • The extension looks dominating, the pitched roof and dormer are more appropriate at the front. • This would create a terracing impact due to closeness and no setback. • Do party wall foundations apply? <i>Officer comments: An assessment of the proposals impact on the character of the area, and on neighbouring amenity are contained within the main report below, however, notably no dormer is proposed. An informative is also attached to this permission reminding the applicant of their requirement to comply with the Party Wall Act 1996.</i>

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension to extend the dining room and hallway. A part single, part two storey side/rear extension to extend the kitchen and family room at ground floor level, and to extend an existing bedroom along with the provision of a study and en-suite bathroom at first floor level. The existing garage is also being converted to provide a utility room and a storeroom.

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:**Single Storey Front Extension:**

The proposed single storey front extension would have a pitched roof joining it to the host dwelling. The front extension complies with guidance in the Borough Design Guide (BDG) relating to front extensions as the extension only projects 1.8 metres from the existing main building line of the property, and only 0.7 metres beyond the projection of the existing garage. Additionally, the extension is set back 3.7 metres from the front boundary. As such, it is deemed that the proposed front extension poses no significant harm to the appearance of the host dwelling or wider character of the area.

Part Single, Part Two-Storey Side / Rear Extension:

When considering the side element of this extension, it should be noted that guidance in the BDG states that “side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary”. At first floor level, the proposed extension is set back 0.6 metres from the front building line. The ridge height of the extension is set down by 0.15 metres and the proposed is set off the boundary by 0.38 metres. Whilst the extension does not fully comply with guidance in the BDG, the submitted elevations demonstrate that the extension would appear as a subservient addition to the dwelling. Additionally, the separation to the boundary introduced at first-floor level ensures that any potential terracing impact is avoided. As such, in this instance, it is deemed that the side extension would have an appropriate impact upon the appearance of the host dwelling and wider character of the area.

For the rear element, the rear gable projection matches the height of the main roof, and it is set off the boundary by the same 0.38 metres. Notably the two-storey rear extension does not expand across the full width of the dwelling, it instead covers just over half of the property’s width. This ensures that the extension does not result in a bulky and overly dominating appearance that would significantly alter the appearance of the dwelling. Additionally, this element of the extension is to the rear of the dwelling where it would not be visually dominant from the public realm. As such, it is deemed that the proposed rear extension would have an appropriate impact upon the appearance of the host dwelling and wider character of the area.

Garage Conversion:

The proposed garage conversion will see the existing garage door being retained and therefore no harm is identified to the appearance of the dwelling or to the wider character of the area.

Neighbouring Amenity:**Single Storey Front Extension:**

The proposed single storey front extension is sited centrally on the dwelling and is set away from boundaries with neighbouring properties. As such, no concerns are raised with regards to overlooking, overbearing or loss of light.

Part Single, Part Two-Storey Side / Rear Extension:

The submitted proposed site plan and floor plans show the proposed extension in relation to neighbouring properties. Given that the proposed side/rear extension does not project beyond the front or rear building line of the neighbouring property, it is not considered that the proposal would result in any unacceptable overbearing or loss of

light impacts. Additionally, as no windows are proposed at first-floor level on the side elevation there are no concerns with regards to overlooking.

Garage Conversion:

The proposed garage conversion poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposed works would have no adverse impact upon the usability of the site's rear amenity space for current and future occupiers.

Highway Access and Parking Provision:

The proposal would retain/provide an acceptable level of off-street parking within the site, and no objection is therefore raised in respect of parking provision. The proposal also includes the formation/alteration of a vehicular access involving a dropped kerb. Works to the public highway require separate authorisation from the Council's Highway Authority and the grant of planning permission would not itself authorise those works. Subject to the necessary separate highway approval being obtained, no objection is raised in this regard.

Conclusion:

For the reasons stated above, the proposal demonstrates that it is acceptable in local plan policy terms and is therefore recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	6 October 2026
Earliest date for decision:	10 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	06/10/26

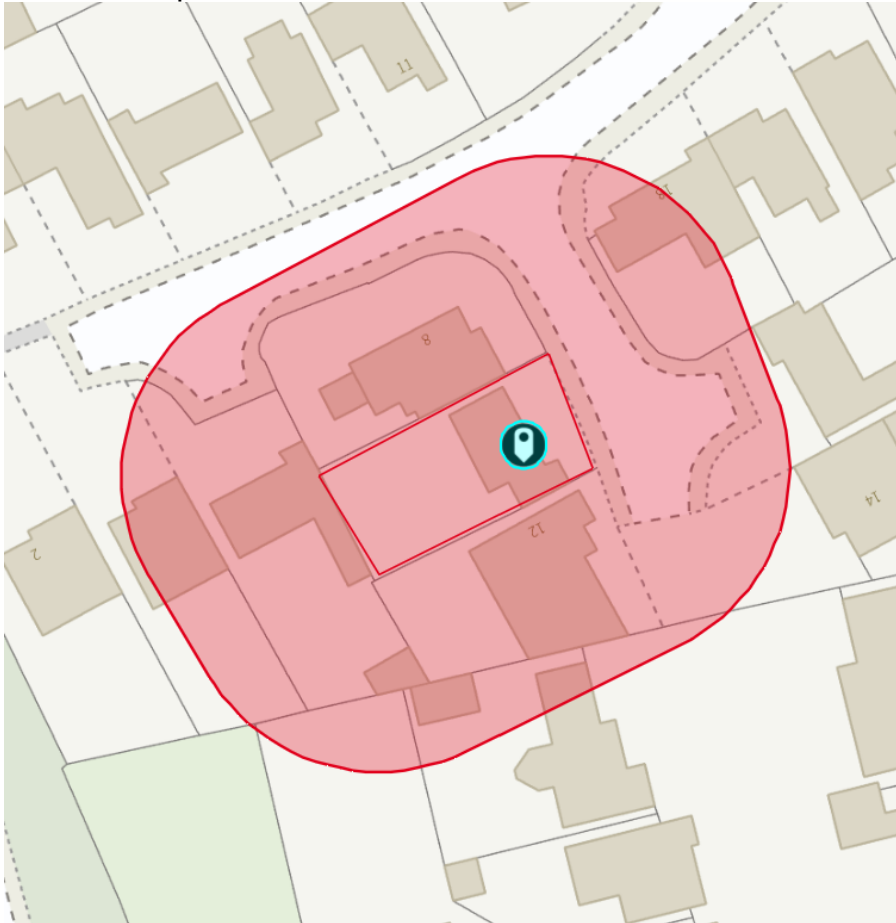
PLANNING CONSTRAINTS/STATUS

Close

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Near Me Report



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Affordable Housing Thresholds | Total count: 3

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

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Twyford

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	Sub-alluvial River Terrace deposits - Indicated resources in area assessed by BGS
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

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: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
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1	All works exceeding 150 metres (492.1 feet)	YES	YES
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EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UT558	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UU557	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UU558	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	UV557	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	UV558	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	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
2	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
2	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322352&notes=&location=478529,174908%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wargrave-Twyford Arable Chalk Lowlands

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Twyford CP	0 m