

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251601
Site Address:	6 Laburnum Road, Winnersh, Wokingham, RG41 5XL
Expiry Date:	7 October 2025
Site Visit Date:	15 September 2025
Proposal: Householder application for the proposed erection of a single storey rear extension with replica tiled pitched roof incorporating glazed roof panels, alongside alterations to rear fenestration and glazed rear doors, following demolition of the existing conservatory and base.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location –
Winnersh
Bat Roost Habitat Suitability

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements SS14 – Sites allocated for residential development, including residential as part of mixed-use development C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
142452	Proposed conversion of garage to create habitable accommodation, plus a first-floor side extension and part two storey/part single storey rear extension to dwelling.	Approve 8th January 2015

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CONSULTATION RESPONSES
Internal
WBC Drainage – No Objection WBC Highways – No Objection
External
N/A

REPRESENTATIONS	
Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL
Site Description: The site is a two-storey detached dwelling in the residential area of Winnersh. The property has an open plan front garden and a driveway for off street parking. The rear boundary is adjacent to designated Countryside, Longdon Road and the M4. 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 erection of a single storey rear extension with replica tiled pitched roof incorporating glazed roof panels, alongside alterations to rear fenestration and glazed rear doors, following demolition of the existing conservatory and base. The proposal will measure 3m in depth, 5.2m in width, 2.3m to the top of the eaves, and 3.65m to the top of the sloping roof. It will be located adjacent to the boundary with no. 8 Laburnum Road. 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 a mixture of detached and semi-detached houses of a similar age and varying designs. In this case, the proposal is for a rear single storey extension that would not be visible from the road. The rear boundary is adjacent to countryside. Tress beyond the rear boundary provide screening and the extension would not be visible from the neighbouring countryside.

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.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

Overlooking: The proposal would not have any side windows, and the rear fenestration would not directly overlook neighbouring properties. Therefore, there are no concerns related to overlooking.

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 can be seen in figures 1 and 2, both tests are complied with in relation to No. 8 Laburnum Road.

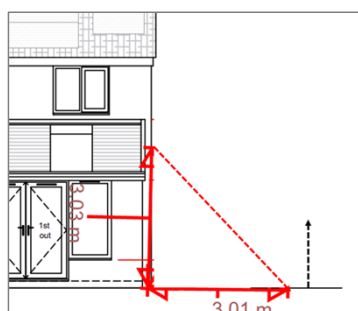


Figure 1 Vertical 45-degree angle test

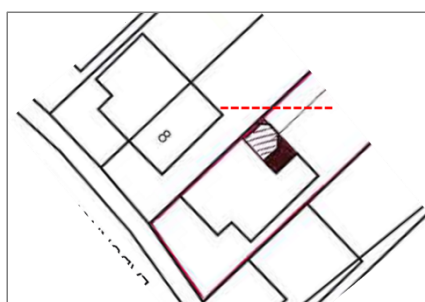


Figure 2 Vertical 45-degree angle test

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 rear extension is single storey and adjacent to the neighbouring boundary. It would extend beyond the original rear wall by 3m, and the eaves height is 2.3m. The upper ridge height of the proposed rear extension would almost reach the windowsills of existing first floor rear windows in the host property. However, the extension would be set well away from the primary rear outlook of habitable rooms within the neighbouring property at No. 8 Laburnum Road. Therefore, the extension would not have a significant overbearing impact on neighbouring occupants.

Commented [AC1]: Not an 'overbearing' concern in terms of residential amenity - have moved to Character section above.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to Neighbouring amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *"While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. The extension will not affect the existing driveway. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. No negative impacts on abilities for cycle storage are expected, which is acceptable."*

Flooding and Drainage: The Flooding and Drainage Officer raises no objection and has commented: *"The LLFA has no objection to the proposed development, subject to standard good practice in surface water management. Applicant is encouraged to incorporate minor SuDS features in line with best practice and national guidance."*

Ecology: The house is in an area suitable for bat roosting. A bat survey is not required because the proposal does not involve works to the main roof.

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:	Yes
Recommendation:	Approve
Date:	26 September 2025
Earliest date for decision:	30 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26/09/25