

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252349
Site Address:	7 Buckhurst Grove, Wokingham, RG40 2JR
Expiry Date:	15 December 2025
Site Visit Date:	2 December 2025
Proposal: Householder application for the proposed erection of a single storey front extension to form a porch and a single storey rear extension, plus modifications to the roof, installation of a rear dormer with Juliet balcony 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 CP8 – Thames Basin Heaths Special Protection Area 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 TB21 – Landscape Character 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 CE6 – Reducing energy consumption in existing buildings C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC9 – Contaminated land and water HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

	Sustainable Design and Construction Supplementary Planning Document
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PLANNING HISTORY

Application No.	Description	Decision & Date
39489	Change of use of one bedroom from residential to consulting room for therapist (in retrospect).	Approved 09/07/1992
081504	Proposed erection of two storey rear extension, first floor side extension and ground floor front extension to dwelling plus detached single garage.	Refused 19/12/2008
092152	Proposed erection of two storey rear extension, first floor side and front extensions plus single storey front extensions to create porch and insertion of front dormer windows. Erection of detached garage to rear of dwelling.	Approved 17/04/2009
162117	Householder application for the proposed erection of a two storey rear extension to dwelling following removal of existing conservatory, plus side dormer window, rear balcony and changes to fenestration.	Approved 29/12/2016
232665	Application for a certificate of existing lawful development for the erection of a two storey rear extension not in accordance with the development approved under 162117.	Approved 01/03/2024
251875	Application for a certificate of lawfulness for the proposed single storey rear extension, proposed rear dormer, front porch extension and changes to fenestration.	Refused 29/09/2025

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC Landscape and Trees – No objection subject to conditions

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for a single storey front extension, and a single storey rear extension. The insertion of 1 no. pitched roof dormer to the rear elevation following removal of the existing dormer. Plus, changes to fenestration and the insertion of 2 no. rooflights.

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:

Front Extension

The proposed single storey front extension would have a pitched roof joining it to the host dwelling. The front extension would comply with guidance in the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension would only project forward 1 metre from the building. As such, it is deemed that the front extension poses no harm to the character of the area.

Rear Extension

The proposed single storey rear extension measures 1.25 metres in depth and it brings the central part of the dwelling in-line with the rear building line. The rear extension is not near either neighbouring boundary, and as such it adheres to R16 design principle within the BDG. Given the proportionate scale and unimposing design of the rear extension, it is deemed that it has an acceptable impact on the appearance of the dwelling and wider area. Additionally, the extension would not be visible from the public realm, further demonstrating there would be no notable harm.

Rear Dormer

The existing pitched roof dormer on the rear elevation is to be removed and replaced by a slightly larger and more central dormer. The dormer is located within the main roof where it is set back from the eaves line and side of the roof, additionally, the height of the dormer does not exceed the height of the ridgeline of the main roof. The dormer is well contained within the roof and this ensures that the dormer appears as a subservient feature on the roof.

Changes to Fenestration

On the front elevation the ground floor bathroom window is to be removed, at first floor level the existing window serving bedroom 2 is being slightly repositioned, and the

rooflight serving office 2 is being removed. On the southern side elevation, the first-floor window serving bedroom 1 is being removed, and one rooflight is being inserted to serve the en-suite bathroom, and another rooflight inserted to serve corridor outside the upstairs bathroom. On the northern side elevation, the side door is being replaced with a window. And on the rear elevation the kitchen window is being replaced by folding doors. None of the proposed fenestration changes pose any significant harm to the character of the area.

Neighbouring Amenity:

Front Extension

The proposed single storey front extension would extend approximately 1 metre from the front of the dwelling, and it is single storey in nature. Therefore, there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. With the regards to overbearing, the proposal is sat central to the dwelling on a wide plot, and therefore there are no concerns with regards to overbearing.

Rear Extension

The proposed single storey rear extension is set central on a wide plot and it poses no harm to neighbouring amenities.

Rear Dormer

The dormer is well contained within the main roof and therefore it is not deemed that it poses any overbearing or loss of light impacts. In terms of overlooking, a Juliet balcony is proposed on the rear elevation, but its outlook is down the length of the rear garden. Additionally, given the dormer's central location on the dwelling and plot, there are no concerns with regards to overlooking.

Changes to Fenestration

The rooflight serving the ensuite bathroom is located at the front of the dwelling and any outlook would only be across the frontage of the neighbour's property. The rooflight serving the corridor would have any outlook towards the south large obscured by the proposed rear dormer. It is not deemed that the rooflights, or any other of the proposed fenestration changes pose any significant overlooking concerns.

Residential Amenity Space:

The proposed works would not impact upon the usability of the site's rear amenity space for current and future occupiers.

Landscape and Trees:

There is an Oak tree located at the bottom of the rear garden that is protected by a TPO (4/1960). An Arboricultural Impact Assessment and Method Statement were submitted alongside the application. The Council's Landscape and Trees Officer has reviewed this application and recommended a tree protection condition in order to comply with the recommendations set out in the arboricultural report. Accordingly, this condition is recommended.

Highway Access and Parking Provision:

The proposed works will not increase the total number of habitable rooms, and the existing car parking arrangements are to be retained. Therefore, there are no concerns around highways access and parking provision for this application.

Ecology:

A Preliminary Ecological Appraisal (PEA) was submitted as part of this application as the application site lies within an area that holds the potential to support bat roosts. The PEA concluded that there are no visible features externally on the building in which bats could access the building to roost, and overall, there is negligible potential for roosting bats within the property. Based on recommendations within the Bat Workers Manual and Bat Surveys Good Practice Guidelines, no further survey effort is required.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is 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):

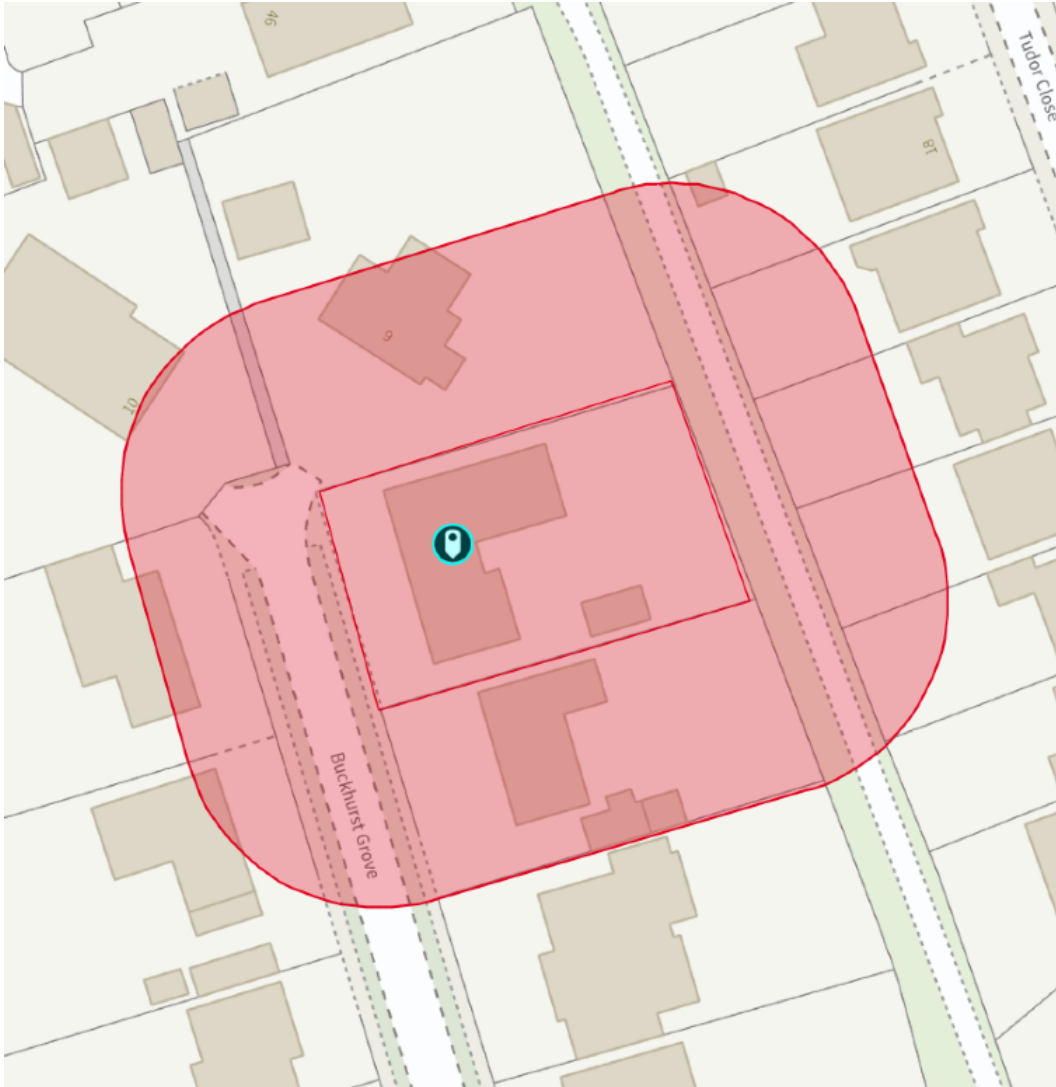
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	12 December 2025
Earliest date for decision:	10 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/12/25

PLANNING CONSTRAINTS/STATUS



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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	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km 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: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
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1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Waterloo Road

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	\C889	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	\C890	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	\C891	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	\D890	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	Red	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	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000432000&es=11401&location=482324,167403%20(IRZ%20polygon%20centre)

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	Holme Green Pastoral Sandy Lowland

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0004-1960	Single	Confirmed

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham CP	0 m