

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260238
Site Address:	255 Hyde End Road, Spencers Wood, Wokingham, RG7 1DA
Expiry Date:	31 March 2026
Site Visit Date:	13 February 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of existing single storey extension.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

232763: Householder application for the proposed conversion of the garage and storage space to create habitable accommodation with the addition of 1 no. rooflight and associated changes to fenestration. Approved 06/12/23.

191671: Householder application for the proposed part conversion of existing garage to create habitable accommodation, plus internal alterations and changes to fenestration. Approved 06/09/19.

091061: Proposed erection of two storey side, plus single storey front extensions to dwelling. Approved 22/05/09.

041197: Proposed front porch extension & WC plus single storey rear extension to dwelling. Approved 28/06/04

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey semi-detached dwelling.

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 single storey rear extension would be approx. 5.35m in depth which would exceed the recommended 4m depth for extensions within the Borough Design Guide, thus not complying. However, it's depth would be less than the existing single storey extension and site has sufficient garden space to accommodate for such sized extension and with it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have any adverse impact on the character of the host property or surrounding area. The proposed extension would be minor and subservient feature which would not harm the character of the area.

Neighbouring Amenity:

Overlooking: The openings as part of the rear extension would be screened by the exiting boundaries, thus no overlooking concerns.

Overbearing: *The BDG states "the eaves height of a single storey rear extension should not exceed 3m within 2m of a side boundary".* The eaves height of the single storey rear extension would be approx. 2.67m, thus complying with the BDG.

The BDG has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure. The rear extension flank wall would be over 1m from the side boundary of no.253, thus complying with the BDG.

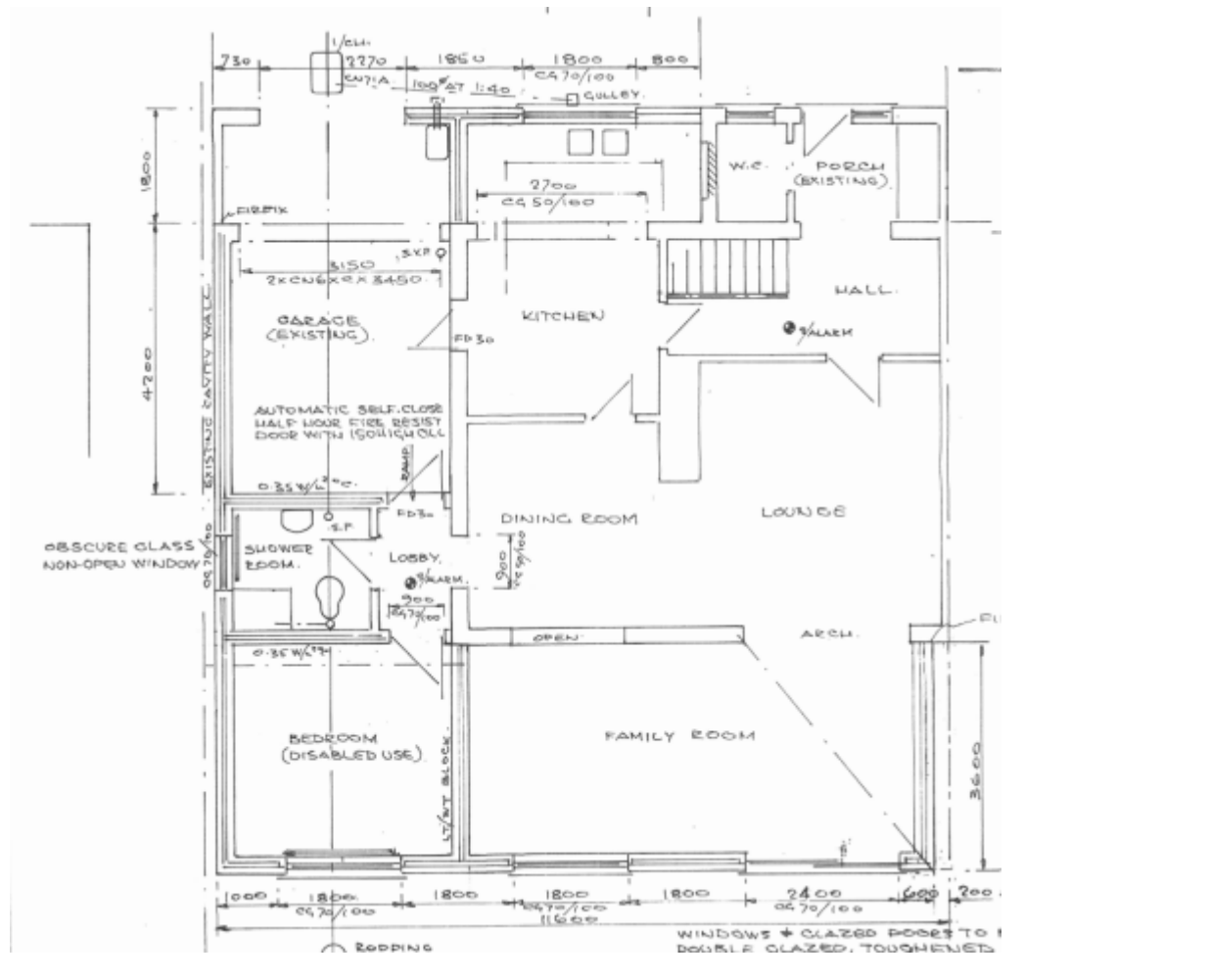
The single storey rear extension would be up to the boundary of no.257. It is noted that the existing property is already up to the boundary of the no.257 and the

extension follows the existing party wall along the boundary, this is considered acceptable.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Loss of Light: Given the rear extension would marginally project forwards of no.253 rear building line there is no loss of light concern.

The rear extension would project approx. 1.85m ahead of no.257 rear building line. The closest rear window serves for a family room and given the extension is up to the boundary, there is potential loss of light. However, the family room has another opening which would not be impacted as a result of the rear extension and receive adequate natural light (ref: 031032). The 3 rooflights would be above the family room, also increases the amount of natural light received (see image on page 4). Also, the proposed roof form slopes away from the boundary reducing its impact. Therefore, it's considered such room would still receive adequate natural light.





Amenity Space: The remaining garden space would be over 11m, thus complying with the BDG.

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.

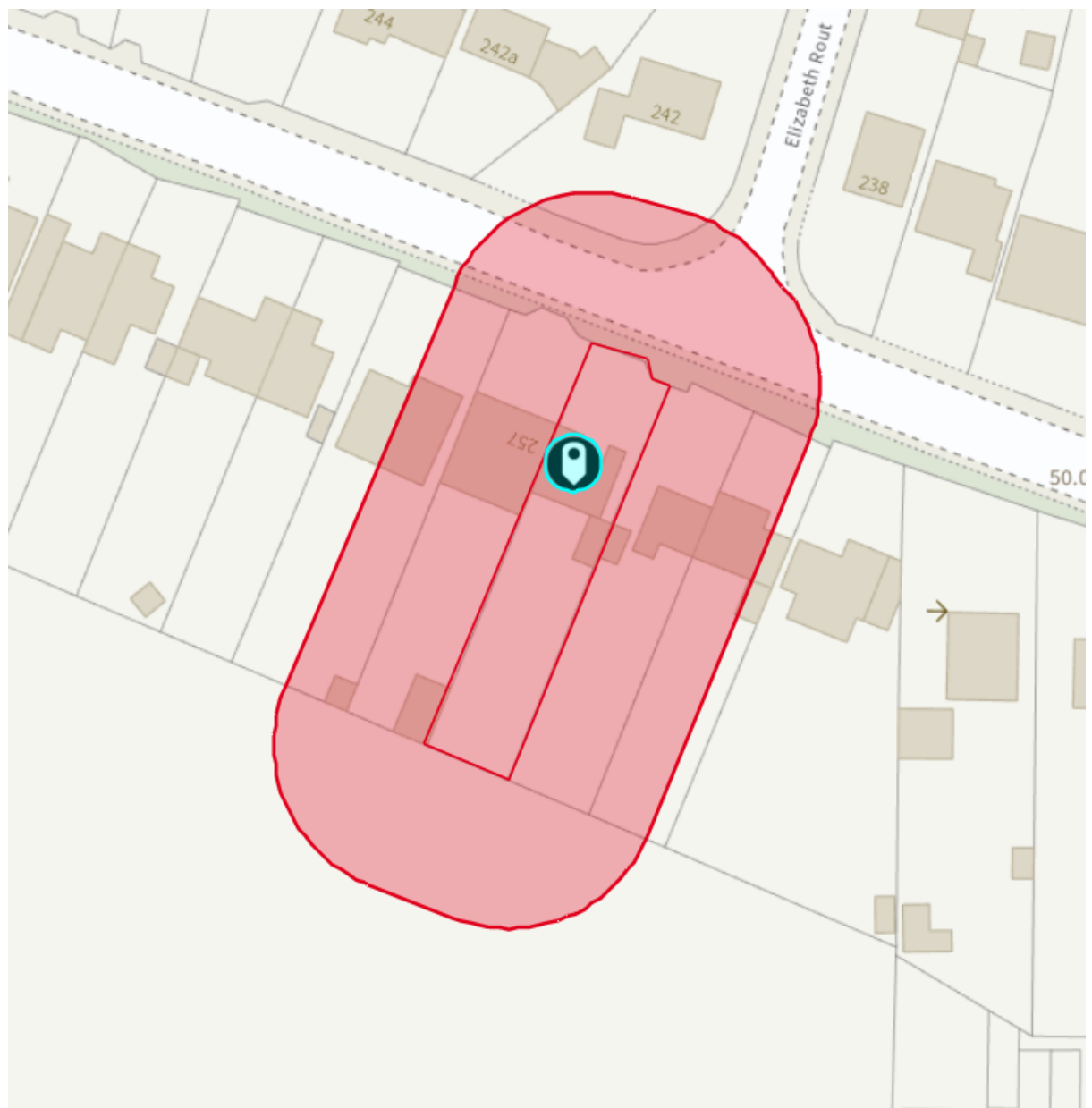
RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	30 March 2026
Earliest date for	24 February 2026

decision:	
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Recommendation agreed by: (Authorised Officer)	
Date:	30 March 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 4

#	NAME
1	Outside Development Locations
2	Within Modest or Limited Development Locations
3	Within Modest or Limited Development Locations
4	Within All Development Locations

Scale and Location of Development Proposals | Total count: 2

#	FEATURE_TYPE	NAME
1	Countryside	Countryside
2	Modest Development Locations	Spencers Wood

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Areas of Search for Sand and Gravel | Total count: 1

#	OBJECTID	OBJECTID_1
1	66	66

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE Burghfield - Detailed Emergency Planning Zone (DEPZ)	This is the DEPZ.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Submitted Sites Live | Total count: 1

#	SITE_REF	LUPP	ADDRESS
1	5SH013	Housing (C3 Planning Use Class).	Body's Farm, Basingstoke Road

Risk of Flooding from Surface Water | Total count: 2

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

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	GX971	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	GX972	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	GY971	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	Green	Consult NatureSpace for Major developments only
2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=11401&location=471709,166736%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	Spencers Wood Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Spencers Wood & Swallowfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Shinfield CP	0 m