

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253004
Site Address:	43 Rances Lane, Wokingham, RG40 2LG
Expiry Date:	31 March 2026
Site Visit Date:	13 February 2026
Proposal: Householder application for the proposed erection of a first-floor rear extension with 1 no. Juliet balcony, plus 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
021662	Proposed single storey rear extension to dwelling to form conservatory.	Approved 13/08/02

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection

WBC CIL: Not CIL liable

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey 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 Borough Design Guide states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. It also states that the maximum eaves and ridge height should be no more than those of the existing property. The first-floor rear extension would project less than 4m (2.88m) and would extend above the existing ground floor projection and no further from the conservatory. The eaves/ridge height would be set down from the main dwelling appearing as a subservient feature and be of a complimentary design to the host dwelling. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

While the Juliet balcony would differ to the existing first floor window arrangement, given it located at the rear it wouldn't be visible from public locations it would not harm the street scene.

The proposed materials are to match the existing, thus in keeping the current characteristics of the dwelling and as such would not harm the character of the area.

Neighbouring Amenity:

Overlooking: The first-floor rear elevation of the property already contains three windows at first floor level and this is not changing, although one window for bedroom 3 is being altered to a Juliet balcony. The proposed Juliet balcony would not result in harmful overlooking as it does not introduce any elevated platform for external use. The level of intervisibility and outlook between properties remains comparable to a window and are in similar positions, albeit marginally closer to the rear neighbour than the existing. Therefore, such addition would not have a harmful impact upon neighbouring amenities.

Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the new window as part of the first-floor rear extension and its oblique angle/view of neighbouring garden. Thus, the rear

windows would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

The minimum back-to-back separation advocated in the BDG is 26m. The back-to-back separation distance from 43 Rances Lane and 2 Tattersall Close is over 30m, thus complying with the BDG.

The new first floor dressing room window on the right-hand side elevation will be top-hung and obscured glazed, thus no overlooking concerns to no.45.

Both first floor en-suite windows on the left-hand side elevation will be conditioned obscured glazed, thus no overlooking concerns to no.41.

Loss of Light: The rear extension at first floor level will only extend approximately 2.88 metres to the rear of the property and would not increase beyond the highest point of the roof. Given the first-floor element would be set away from rear windows of no.41 and no.45 such extension would not result in harmful loss of light.

Overbearing: 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, thus not considered to be overbearing. The proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Drainage: The site is within flood zone 1, thus no drainage concerns.

Ecology: The submitted Preliminary Roost Assessment concludes the building has negligible potential to be a bat roost. Therefore, the proposal would not have adverse ecological impacts.

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:	26 March 2026
Earliest date for decision:	24 February 2026

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

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

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.
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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
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

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	land on the east side of Rances Lane	Absolute Freehold Estate in Land	BK9097

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: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	[N884	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	[O884	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	[O885	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	Amber	Consult NatureSpace for any minor development that

	Risk Zone		intersects a red or amber zone in this layer
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SSSI Impact Risk Zones | Total count: 2

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000432000&res=11401&location=482324,167403%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000430000&res=11401&location=481146,167261%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

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

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