

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252634
Site Address:	44 Proctors Road, Wokingham, Wokingham, RG40 1RP
Expiry Date:	26 January 2026
Site Visit Date:	3 December 2025
Proposal: Householder application for the proposed double-storey front, side and rear extension, single-storey rear sunroom, changes to fenestration, insertion of 1no. roof lantern and 2no. rooflights.	

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
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
152696	Householder application for proposed erection of two storey and single storey front extension, first floor and two storey side extension and two storey and single storey rear extension to	Approved 22/12/2015

	dwelling with conversion of part garage to habitable accommodation (re-submission of planning application F/2010/1775).	
100199	Proposed erection of two storey and single storey front extension, first floor and two storey side extension and two storey and single storey rear extension to dwelling with conversion of part garage to habitable accommodation.	Refused 23/09/2010

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.
WBC Ecology – Objection.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One letter of objection. Concerns relate to: - Out of character with the street scene. - Excessive scale and over-bearing impact. - Overdevelopment of the plot. - Incongruous forward projection. - Loss of light to no. 42. - The proposal would set a precedent for overdevelopment.

APPRAISAL

Site Description:

The application site consists of a two-storey link-detached property located on the northern side of Proctors Road, Wokingham. The property forms part of a mid-twentieth century housing development. Properties along the road are similar in design and appearance, although many of the properties have undergone alterations and extensions resulting in a varied street scene.

Typical materials include red brick, yellow brick, hung tiles and more recent additions which include faux timber cladding.

Proposal:

This application seeks approval for the erection of a two-storey front extension with rooflight, a part single-storey, part two-storey rear extension with roof lantern and a first-floor side extension with rooflight.

The existing single-storey rear extensions would be removed to facilitate the development.

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 properties along Proctors Road were constructed in the 1970s and would originally have been similar in design and appearance. Over time, many of the properties have been renovated and extended which has resulted in a degree of variation in layout and appearance, such that the area cannot be described as architecturally uniform. However, dwellings are still unified through a repeated material palette and largely consistent building line.

This application seeks approval for the erection of a two-storey front extension. The extension would protrude approximately 2.7m from the existing principal building line.

Policy CP3 of the CS 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.

By virtue of the front extension protruding beyond the existing principal building line and maintaining the existing ridge height, the front extension could not be described as a subservient addition. However, the adopted design approach closely reflects the architectural character of the host dwelling by replicating key features such as the low-pitched roof form and the use of matching facing brickwork. This ensures that the extension appears as a cohesive addition, respecting the original scale and appearance of the property. This complies with R23 of the BDG which states that the roof form of the extension should take its form from the main building.

As existing, the host dwelling maintains the same building line as adjoining property; no. 46 Proctors Road. The proposal would move the principal building line forward and approximately 1.2m forward of the neighbouring property. A third party has raised concern regarding the front extension as it would set a precedent and be out of character with the street scene. However, the proposed front extension is not considered to result in unacceptable harm to the character or appearance of the street scene. The building line along the road is not uniform with several neighbouring properties having similarly extended forward of their original front elevations. As such, the proposal would reflect an established pattern of development and would not appear incongruous or visually intrusive within the public realm. Examples of already

constructed ground and first-floor front extensions include nos. 32, 34, 38, 40, 50, 52 and 54.

The proposal also includes a first-floor side extension that would extend the full width of the site along the western shared boundary. Page 56 of the BDG states that the primary considerations of side extensions are impact upon neighbours, street scene and local character. It is acknowledged that the proposed side extension would not comply with the guidance which recommend that a gap should be retained between the building and site boundary and this should be a minimum of 1m in width. However, as there are a number of examples of already constructed first-floor side extensions which extend the full width of the site, the precedent has already been set. Therefore, the design of the extension would be sympathetic with the existing built form at nos. 34, 36, 50, 54 and 58. Whilst the first-floor side extension would alter the original rhythm of built form along the road, the side extensions already constructed have already unbalanced the original pattern. Therefore, it is not considered a reason to refuse the application when the proposed side extension would relate well to the existing pattern of built form along the road.

The proposed materials include roof tiles and brickwork to match the main house, this is acceptable.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Neighbouring Amenity:

Overlooking:

There is one additional first-floor window proposed in the front elevation to serve a bedroom. The window would be located more than 23m from the front fenestration of nos. 55 and 57 Proctors Road. Page 47 of the BDG states that a 10m minimum separation distance should be retained between front-to-front elevations in order to maintain privacy and limit a sense of enclosure. Therefore, the additional front facing window would not cause any detrimental loss of privacy impact to neighbouring properties.

There is also one additional first-floor window in the rear elevation to serve a bedroom. The window would be more than 30m from the rear fenestration of no. 16. This distance exceeds the recommended minimum 22m to be retained between back-to-back elevations. In relation to side neighbours, the additional bedroom window would provide oblique views of no. 46's garden, with a view that would be similar to the existing rear bedroom window. Therefore, it is considered that the proposed fenestration would not result in a detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

Loss of Light & Overbearing:

The proposed two-storey front extension would extend beyond the principal building line by approximately 2.7m and a separation distance of approximately 2m would be retained between the flank wall of the host dwelling and flank wall of no. 42. The additional built form would be approximately 1.35m further forward than the closest built

form of the neighbouring property and would comply with the 45-degree test (when taken from the nearest habitable room window in the front of the neighbouring property) as advocated within the BDG and British Research Establish (BRE) publication 'Site layout planning for daylight and sunlight – A guide to good practice'.

The proposed first-floor side extension would extend the full width to the western shared boundary and would be set back more than 3m from the proposed principal building line.

The first-floor side extension would also be setback approximately 0.75m from the principal building line of no. 46. The adjoining property has one first-floor window in the flank elevation to serve a hallway. As this is a non-habitable room, this carries reduced weight in amenity considerations when compared with windows serving habitable rooms. The separation distance between the proposed extension and the neighbouring flank window would be approximately 2.65m. While the distance is relatively close, it is considered acceptable in this instance given the limited sensitivity of the area served and the urban context of the surroundings, where close building relationships are characteristic. It is considered that the extension would not result in an unacceptable sense of enclosure or overbearing impact. Any reduction in daylight to the neighbouring side window would affect a non-habitable space only and would not materially harm the living conditions of the occupants. As such, the proposal is considered to comply with local policy and guidance seeking to protect residential amenity.

The proposed first-floor side extension would extend beyond the existing rear building line of the host dwelling and adjoining property (no. 46) by approximately 2.57m and would retain a separation distance of approximately 2.65m from the adjoining flank wall. Submitted plan 44/05 demonstrates that there would be limited loss of light through compliance with the BDG and BRE 45-degree test. Due to the orientation of the host dwelling and neighbouring properties, any additional overshadowing would be confined to the mornings, and the property would still receive adequate light for the majority of the day.

Concern has been raised regarding potential overshadowing and overbearing impact to the rear fenestration and garden space serving no. 42 which is adjacent to the east. The proposal would retain a separation distance of approximately 1.95m from the flank wall of the adjoining property. Plan 44/05 shows the relationship of the proposed extensions and the nearest habitable room window of no. 42. The plan shows that the extension along the eastern side of the dwelling would only protrude approximately 1m beyond the existing rear building line and would not breach the 45-degree line test. Due to the minor 1m protrusion and orientation of the properties, there would be limited overshadowing caused to the rear fenestration and garden of no. 42.

In conclusion, the impact on adjoining neighbours has been considered in detail and informed by third party comments. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with policies CP1, CP3, CC07 and guidance in the BDG.

Highway Access and Parking Provision:

The proposal would include retaining a smaller garage to the front to provide storage space and the rear converted to a utility area. The proposed parking plan shows two

on-site parking spaces. Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards.

The proposed parking spaces are considered acceptable to serve the proposed development.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. The proposed development would retain a maximum garden length of approximately 10.45m. The minor shortfall is considered insignificant and the garden that would be retained would be practical and consist of a level, rectangular shaped garden which is considered acceptable to serve the proposed development.

Overdevelopment:

A third party raised concern that the proposal would be too large and represent an overdevelopment of the site. By the reasons set out in this report, the proposed development would not be deemed as 'over-development' of the site as it would relate to other similar developments along the road. In addition, the plans accord with local plan policy and guidance by providing sufficient remaining amenity space, satisfying parking standards, and being of a satisfactory scale.

Ecology:

NPPF paragraph 187 (d) states planning policies and decisions should contribute to and enhance the natural and local environment by 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs'.

Core Strategy policy CP7 states that development which may harm habitats or species of principle importance in England for nature conservation, whether directly or indirectly will only be permitted if it has been clearly demonstrated that i) Mitigation measures can be put in place to prevent damaging impacts; or ii) Appropriate compensation measures to offset the scale and kind of losses are provided.

Policy CP3 sets out that development should c) have no detrimental impact upon important ecological features and d) maintain or enhance the ability of the site to support fauna and flora including protected species.

MDD Local Plan Policy TB23 states that planning permission for development proposals will only be granted where they comply with policy CP7 and also demonstrate how they provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing.

The application site is located in an area suitable for bats roosts. While a preliminary bat assessment (Leigh-Ann Barran Ecology, PRA, July 2025) was submitted to support the application, this report clearly identifies the moderate potential for building B1 (dwelling) for roosting bats due to the presence of multiple roosting features and recommends that emergence surveys are carried out to determine whether bats are roosting.

In the absence of the recommended bat emergence survey (carried out in line with the 4th Edition of the Bat Surveys for Professional Ecologists: Good Practice Guidelines), the Local Planning Authority is unable to fully assess the potential impacts of the development on bats, which are a European Protected Species. As such, insufficient information has been provided to demonstrate that the proposal would not result in harm to the protected species or their habitat, contrary to local policy CS CP3, CP7, MDD Policy TB23 and Section 15 of the NPPF.

The Council's ecologist has objected to the proposal and commented:

"I support the ecologist's conclusion that the building has moderate suitability for roosting bats. The observations made by the owner were not carried out in line with the bat survey Good Practice Guidelines 4th Edition and therefore fail to confirm the absence of roosting bats."

As advised by Leigh-Ann Barren, emergence surveys need to be carried out at least 3 weeks apart and two surveys should have been completed in the optimal survey period between May and the end of August.

I advise the application is refused on grounds of lack of ecological information in accordance with the NPPF, circular 06/05 and Local Plan policies CP3 and CP7".

The application is therefore refused on the grounds of insufficient ecological information.

Conclusion:

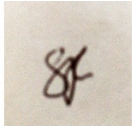
For the reasons set out in this report, the proposal is unacceptable as insufficient information has been submitted to demonstrate that bats would not be impacted by the proposed development.

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.

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:	Refuse
Date:	12 January 2026
Earliest date for decision:	22 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23.1.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Westcott Ward

Wokingham Parish