

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260755
Site Address:	16 Blackberry Gardens, Winnersh, Wokingham, RG41 5RN
Expiry Date:	27 May 2026
Site Visit Date:	20 th May 2026
Proposal: Householder application for the proposed erection of a single storey rear extension to the existing detached dwelling house.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB02 – Development adjoining the Green Belt TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
160952	Householder application for a proposed erection of a single storey rear extension with roof lights.	Approved 12 th May 2016
260263	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension	Refused 26 th March 2026

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection subject to condition(s)
WBC Digital Solutions Scanning- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site comprises a detached dwelling with associated parking and landscaping, located within the residential area of Winnersh, Wokingham. The site adjoins the countryside and is surrounded predominantly by residential properties of a similar scale, character and design.

Planning History: This application site has had previous applications submitted. Planning permission was granted under application 160952 on 12 May 2016 for the erection of a single storey rear extension with roof lights.

More recently, application 260263 sought a Certificate of Lawfulness for the erection of a single storey rear extension; however, this was refused on 26 March 2026 due to the eaves height would be in excess of 3m (3.41m) and be within 2 metres of the boundary.

Proposal: This application seeks permission for the proposed erection of a single storey rear extension. The proposed rear extension will approximately be 2.2 meters in depth, 8.7 meters in width and 3.4 meters in height. The proposed rear extension will accommodate a larger kitchen/living space.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area

Blackberry Gardens and the surrounding area comprise of dwellings with consistent and prevailing architectural style in varying forms. There have been numerous proposals throughout the locality, including first floor side extensions and single storey rear extensions that can be seen from the public realm which don't detriment the character of the area.

The proposed single-storey rear extension would provide a new kitchen/living space. The development also includes changes to the fenestration on the side and rear elevations. This would comprise two small-scale windows and two sets of bi-folding doors, following the removal of the existing windows and door to the rear. The proposed fenestration changes to the side and rear elevation at ground floor level causes no concern regarding overlooking as they are small in scale and the site is situated on a corner plot, therefore retaining the advised 10 meter separation distance for dwellings across the street, as sent out in the BDG (Borough Design Guide).

To the rear, the extension is approximately 8.5 meters away from the side boundary of No. 18 Blackberry Gardens, whilst not fully adhering to the BDG (Borough Design Guide) in terms of separation distances from the back to the flank of the neighbouring dwelling, each application must be assessed on its own individual merits. As such, the proposed extension is single storey in nature and will be screened by boundary treatments, ensuring that there is no concern for overlooking and/or overbearing.

The application site is modest in size, and the proposed development appears a sympathetic and subservient addition to the host dwelling. The proposed extension will be set down from the ridgeline of the host dwelling and will incorporate a flat roof design. It is located to the rear of the property and will not be prominent from the public realm and will utilise matching/similar materials that relate well to the host dwelling.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a "high standard of amenity for existing and future users". This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed rear extension is single storey and modest in scale and is positioned away from the flats across the street, therefore retaining the 10-meter separation

distance. The Borough Design Guide (BDG) R15 states that buildings must be designed to provide reasonable levels of visual privacy to habitable rooms. In this instance, the rear extension, as aforementioned, will approximately be 8.5 meters away from the side boundary of No.18 Blackberry Gardens and would therefore not fully adhere to the back to flank distance of 12 meters. However, the footprint and positioning of the extension are considered acceptable in this instance.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed parking provision states that there is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: The Council's Flooding and Drainage Officer has reviewed this application. Whilst the application site sits within Flood Zone 2, and no drainage details have been submitted, the Flooding and Drainage Officer pose no objection to the principle of the development, as represented by the proposed plans and elevations drawing (GA-02) dated 02/02/2026. A condition will be applied to mitigate any potential concerns before the development takes place.

Ecology: This application site is located in an area suited for bat roosts. As the proposal is for a single storey rear extension and the proposed works do not encroach the main roof, no objection from Ecology have been raised.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve

Date:	21 May 2026
Earliest date for decision:	30 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	26/05/26

PLANNING CONSTRAINTS/STATUS
Insert where relevant