



DELEGATED OFFICER REPORT

Application Number:	260784
Site Address:	35 Byron Road, Twyford, Wokingham, RG10 0AE
Expiry Date:	26 May 2026
Site Visit Date:	17 April 2026
Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation plus raising of garage roof, single storey rear extension to include 1no. Roof lantern. Plus 2no. dormers to the first floor rear elevation.	

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 CC06 – Noise 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 C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
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
252451	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension with 1 no. lantern rooflight, plus installation of replacement rear dormers and part conversion of the garage to habitable	Refused 05/12/2025

	accommodation with associated modifications to the single storey roof at the side.	
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC Ecology – No comments received

WBC Green Infrastructure – No comment

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed conversion of the existing garage to create a utility room and storage space, plus the slight raising of the garage roof. A single storey rear extension, with a roof lantern, to provide an extended living room. Plus, the insertion of 2 no. dormers to the rear elevation, following the removal of the existing single dormer.

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:

Garage Conversion

The proposed garage conversion poses no harm to the character of the area as the existing garage doors will remain to serve the proposed new storage space. Part of the garage roof will also be raised by approximately 0.55 metres. The part being raised is wholly aligned with the neighbouring property, and given it is only a slight increase, it is deemed that the raising of the roof poses no harm to the appearance of the host dwelling or wider character of the area.

Rear Extension

The proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. But, given the proportionate scale and unimposing design, the rear extension would have an acceptable impact on the appearance of the dwelling and the wider character of the area. Plus, with the proposed materials to match those of the existing dwelling, any potential harm to the character of the area would be greatly limited.

Rear Dormers

The existing pitched roof dormer on the rear elevation is being removed and replaced by two adjoined pitched roof dormers, both slightly larger than the existing. The proposed dormers are located within the main roof where they are set back from the eaves line and side of the roof, additionally, the height of the dormers do not exceed the height of the ridgeline of the main roof. The dormers are well contained within the roof and this ensures that they appear as subservient features on the roof.

Neighbouring Amenity:

Garage Conversion

The proposed garage conversion poses no harm to neighbouring amenities. The section of the garage roof being raised is wholly aligned with the neighbouring property and as such no concerns are raised with regards to overbearing or loss of light.

Rear Extension

The proposed single storey rear extension would extend 2.45 metres from the rear of the dwelling, and it is single storey in nature. A door is proposed on the side elevation of the rear extension, but given the single storey nature of the extension, there are no concerns on neighbouring amenity grounds relating to any potential overlooking or loss of privacy.

The proposal would not comply with 45-degree test in plan form, as advocated within the Council's Borough Design Guide. However, it would comply with a 45-degree test in elevation form (as advocated by the British Research Establishment (BRE) publication 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'), given its limited height and bulk. Hence, the proposal would not result in any significant overshadowing or loss of daylight to its immediate neighbours (no. 36 Byron Road) such that it would warrant refusal of this application.

To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary with the neighbouring properties, but an eaves height of 2.5 metres shows compliance with this guidance relating to overbearing.

Rear Dormers

The dormers are well contained within the main roof and therefore it is not deemed that they pose any overbearing or loss of light impacts. The outlook from the dormers is down the rear garden and as such, no significant overlooking concerns are raised.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

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:	26 May 2026
Earliest date for decision:	24 April 2026

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

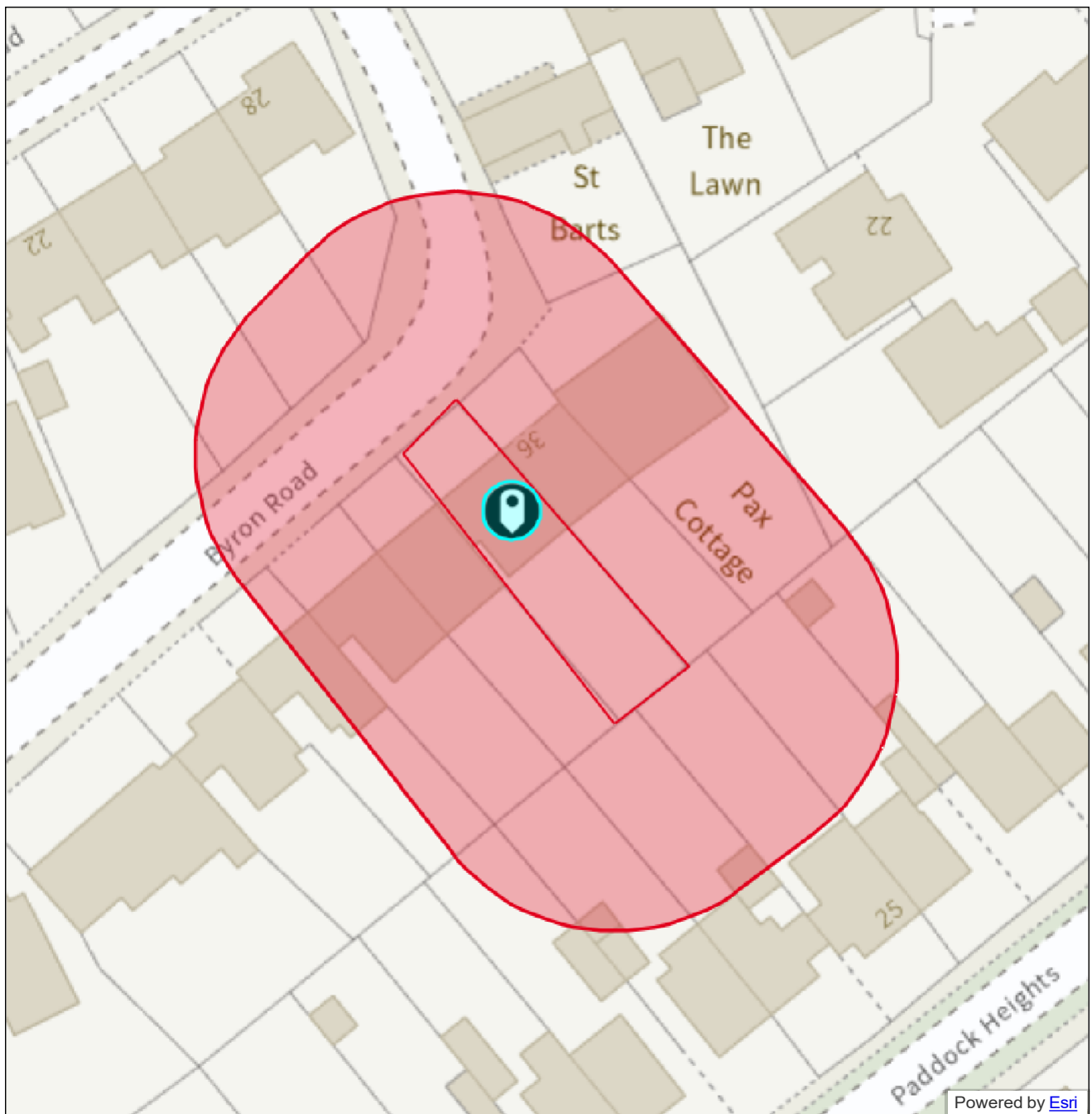
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 3,188.38 m²

Date: Wed Apr 01 2026 14:56:02 GMT+0100 (British Summer Time)



No legend

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	Twyford

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

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: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
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1	All works exceeding 150 metres (492.1 feet)	YES	YES
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EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UM517	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UN518	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	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500050&notes=&location=476719,175387%20(IRZ%20polygon%20centre)

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wargrave-Twyford Arable Chalk Lowlands

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

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