

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250565
Site Address:	12 Denton Road, Wokingham, Wokingham, RG40 2DX
Expiry Date:	9 May 2025
Site Visit Date:	08/04/2025
Proposal: Householder application for the proposed two storey side and rear extensions. Plus, the erection of a new chimney and changes to fenestration. Following the demolition of the existing detached garage, access gate and front boundary fencing.	

PLANNING CONSTRAINTS/STATUS

- Conservation Area
- Contaminated Land Consultation Zone
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Complete PRoW
- Thames Basin Heaths SPA Mitigation Zones

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage Limits
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received.
WBC Highways – No objections.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description and Proposed development:

The application site comprises a one-and-a-half-storey detached dwelling located at the edge of the Wokingham Town Centre Conservation Area, which lies immediately to the north. The surrounding area is predominantly residential in character, featuring mainly detached properties. However, a row of commercial buildings is situated directly to the north and northeast of the site, contributing to a mixed-use context at this particular location.

This application seeks permission for the erection of two-storey side and rear extensions, along with the construction of a new chimney and alterations to the fenestration. The proposal also includes the demolition of the existing detached garage, access gate, and front boundary fencing.

Amended plans and elevational drawings were submitted by the agent on 15/05/2025. The revisions include a reduction in the scale of the proposed side dormer and a redesign incorporating a flat roof, alterations to the design of the front gable dormer, and modifications to the layout of the front driveway. The application will be assessed on the basis of these amended plans.

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 proposed two storey side/rear extension would feature a flat-topped hipped roof and incorporate both front and rear-facing gable elements. In addition, a flat roof dormer extension is proposed on the western side roof slope. While the cumulative impact of these additions departs from the simple gabled roof form of the original dwelling and may not be considered fully sympathetic in a traditional sense, the varied architectural character of Denton Road provides important contextual justification. The immediate area displays a mix of residential and commercial buildings with a broad range of styles, forms, and roof profiles.

In this context, the proposed extensions would be viewed as subordinate additions that do not dominate the host dwelling. Their massing and placement ensure that they do not appear overly prominent in the street scene. As such, while the design diverges from the original form, the proposals would not result in harm to the character or appearance of the surrounding area or adversely impact the neighbouring conservation area.

The proposed end chimney is a modest addition that would not appear as an incongruous feature in the residential setting. As a result, the new roof lights would have an acceptable impact on the character of the area.

A new parking space is indicated to the front of the property and will require the removal of existing boundary treatment and planting. Whilst this would not be a positive change, it is noted that other properties in this central location have hard surfaced front gardens.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street any overlooking concerns are minimal.

The submitted plans indicate that the two south-west facing dormer windows would be obscurely glazed and serve non-habitable rooms. A suitable condition will be attached to any approval to ensure this is retained and complied with.

The views offered from the fenestration proposed on the rear elevation would be

similar to that shared from the existing arrangement and would be positioned over 22 metres away from any neighbouring dwellings. As such, any overlooking or loss of privacy concerns are minimal.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light:

There are a set of ground floor windows located on the east side elevation of the neighbouring property at no.14. While the proposed side dormer extension may result in some reduction of sunlight and daylight to these windows, the council records indicate that they serve non-habitable spaces, in the form of a garage and shower room. As such, any associated loss of light would not constitute a material planning concern or justify a reason for refusal.

Moreover, given the steep pitch of the roof and the set-in position of the proposed dormer, these windows would continue to receive daylight during parts of the day, maintaining broadly similar lighting conditions to the existing situation. It is also noted that side elevation windows generally have a lower expectation of uninterrupted daylight and are often subject to change due to development within residential areas. Therefore, the proposals are considered acceptable in this regard.

Overbearing:

The proposed development would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

The applicant is reminded by the Highways Officer that to accommodate the widened driveway, works are required to the dropped crossing. Separate consent will be required from the Traffic management team for the proposed width and location of the new dropped crossing.

Amenity Space:

The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Landscape and Trees:

A conservation area tree located at the far northern corner of the application and is currently subject to a live Section 211 notification proposing its removal. Regardless of the outcome of this tree application, the closest elements of the proposed extensions would be sited approximately 13.8 metres from the tree. As such, it would

fall well outside the expected Root Protection Area and is therefore considered to be appropriately positioned so as not to result in any adverse impact on the health or longevity of the tree.

Principle R14 of the Borough Design Guide SPD advises that development proposals should provide space for and include well designed hard and soft landscape to create a high quality setting for new housing that is appropriate to the character of the local area.

The proposed development includes the extension of hardstanding within the front driveway area to accommodate additional vehicle parking. The existing front garden is well landscaped, comprising a mix of small trees, shrubs, and hedgerow that positively contribute to the character and appearance of the area. While the proposal would result in the partial loss of some of these landscape features, the updated site plan indicates that a considerable portion of the existing greenery would be retained. Taking into account the presence of similar driveway arrangements along the street, it is considered that the proposal achieves an appropriate balance between enhancing on-site functionality for the occupants and maintaining the visual amenity of the street scene.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	Approval
Date:	22 May 2025
Earliest date for decision:	4 April 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.05.2025