

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261919
Site Address:	27 The Square, Spencers Wood, Wokingham, RG7 1BS
Expiry Date:	20 October 2026
Site Visit Date:	18 September 2026
Proposal: Householder application for the proposed two storey side extension and single storey rear extension.	

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 TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special Character
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 NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
970764	Proposed Erection Of Five Dwellings	Refused 11/01/1999
243031	Householder application for the proposed erection of a single storey front/side and rear extensions following demolition of the existing conservatory.	Approved 06/02/2025

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditons. *Officer comments: This will be dicussed wtihin the main report.*

WBC Built Heritage Officer – No objection

WBC Ecology – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council raises no objection in principle to the proposed extensions, but requests further consideration of the parking arrangements, including vehicle manoeuvrability, surfacing and drainage, and prevention of loose material being deposited on the highway. It also requests consideration of the relationship with the adjoining electricity substation and consultation zone, and the potential impact of parking works on trees along the northern boundary. <i>Officer comments: No concerns are raised with regards to the proposed parking provision, or with regards to the access and the proximity to the substation.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a two-storey side extension to provide an extended kitchen and family room at ground floor level, and a new bedroom at first-floor level. Plus, the erection of a single storey rear extension to provide a dining room.

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:

Two Storey Side Extension:

Guidance within the Council's Borough Design Guide (BDG) states that "side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary". Additionally, the guidance states that "extensions should be clearly subservient to the form and scale of the original building".

The proposed two-storey side extension would be set back 7.4 metres from the front of the dwelling, and its ridge height is set down approximately 0.7 metres from that of the main roof. In terms of separation to the boundary, whilst the side extension projects 5.5 metres from the side of the dwelling, it would be sited 8.6 metres from the side boundary with the allotment gardens to the north. The submitted plans and elevations demonstrate that the extension not only complies with the guidance in the BDG, but that it also would appear as a subservient addition to the host dwelling. As such, it is deemed that the proposed side extension poses no harm to the appearance of the host dwelling or to the wider character of the area.

Single Storey Rear Extension:

The proposed single storey rear extension projects 4.55 metres from the rear of the dwelling but it does not adhere to R16 design principle within the BDG in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. However, given the proportionate scale and unimposing design of the rear extension, it is deemed that it would have an acceptable impact upon the host dwelling and wider character of the area. Additionally, with this element of the proposal being located at the rear it would not be visible from the public realm, and this further demonstrates that it poses no harm to the character of the area.

Neighbouring Amenity:

Two Storey Side Extension:

The proposed two storey side extension is set away from boundaries with neighbouring properties and as such no concerns are raised with regards to overbearing, overlooking or loss of light.

Single Storey Rear Extension:

The proposed single storey rear extension is set right on the boundary with the neighbouring property. Given the single storey nature, and as no windows are proposed facing the neighbouring property no concerns are raised with regards to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that single storey rear extensions should have an eaves height of no higher than 3

metres when set within 2 metres of a side boundary. Here, the proposed rear extension is set right on the boundary with an eave's height of 3.25 metres, thus it fails to comply with guidance relating to overbearing. However, the rear extension would not be set near the main private amenity space of the neighbouring dwelling, and additionally, the neighbouring property currently has an extant permission for a single storey rear extension. Moreover, both properties benefit from large rear private garden areas which helps avoid any undue sense of enclose from the proposed development. As such, it is not considered that the proposed rear extension would result in any significant overbearing impacts upon the neighbouring property that would warrant refusal of the application.

Residential Amenity Space:

The proposed extensions would have no adverse impact upon the usability of the site's rear amenity space for current and future occupiers.

Flooding and Drainage:

The Council's Drainage Officer has no objection to the proposal however they have requested a condition requiring details of the existing drainage system to be provided prior to development. As the application site is located within flood zone 1 and it not in an area identified as being liable to surface water flooding, it is considered unreasonable and too onerous to impose such a condition. Accordingly, the condition is not recommended.

Conclusion:

For the reasons stated above, the proposal demonstrates that it 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:	8 October 2026
Earliest date for decision:	24 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	08/10/26

PLANNING CONSTRAINTS/STATUS
Insert where relevant