

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252413
Site Address:	16 Orchard Close, Spencers Wood, Wokingham, RG7 1EJ
Expiry Date:	1 December 2025
Site Visit Date:	29 October 2025
Proposal: Householder application for the proposed single storey front extension and single storey rear extension, including internal alterations and changes to fenestration.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
960127	Proposed First Floor Side Extension	Approved 06/08/96
132512	Proposed erection of first floor side extension to dwelling.	Approved 04/06/13

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

WBC Trees & Landscape: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council: No comments
Ward Member(s)	No comments received
Neighbours	2 Bernard Cottages, Recreation Lane, Reading, Berkshire: N/A

APPRAISAL

Site Description: Two storey detached semi-dwelling linked by single storey garage.

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 Borough Design Guide *“front extensions should generally be no more than 1 storey in height and should not project forward of the building line”*. The front extension would be single storey but project approx. 2.65m forward of the building line, thus not being fully compliant with the BDG. However, this aspect of the proposal would still be considered a subservient addition which is suitable in scale and form which would not harm the character of the area and projects only marginally forward of the neighbouring property thus there is no discernible disruption to the building line.

The BDG states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. The single storey flat roof rear extension would be approx. 3m in depth, thus complying with the BDG. The host property has a spacious garden to accommodate for such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Given the varied material palette along Orchard Close, the proposed materials would not harm the street scene.

Neighbouring Amenity:

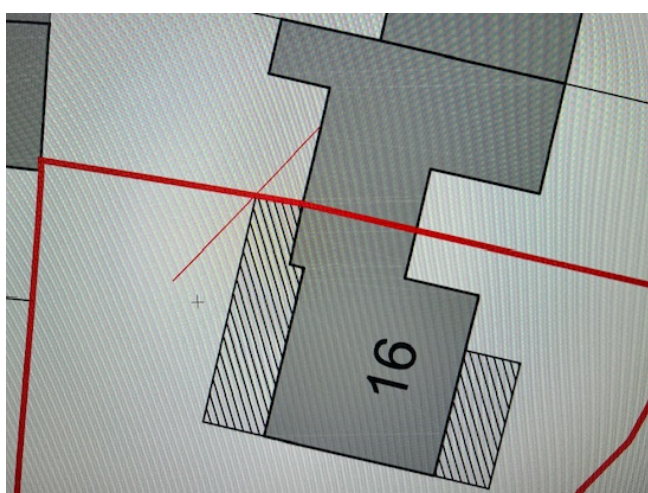
Overlooking: The addition of the rooflights on the front extension would not result in harmful overlooking.

The ground floor openings to the rear and south side would be screened by the existing fence, thus no overlooking concerns. The openings to the rear would be very

similar to the existing, thus no significant change in outlook and no harmful overlooking.

Loss of Light: Given the separation distance from no.14, the front porch would not result in loss of light.

The rear extension would project 3m forward of no.14 rear building line. From looking at no.14 planning application (ref:000023), the closest rear habitable window is the kitchen. Given the kitchen window is approx. 3.75m from the side boundary of no.16 it would not breach the line of 45* degree in plan form (see below), thus the kitchen window would still have adequate access to natural light. It's also important to note, no objection was received by the neighbour.



Overbearing: The extensions are only single storey and the overall scale and massing of the extensions is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks, thus not considered to be overbearing.

Highway Access and Parking Provision: The proposed works result in an increase of one habitable room on the ground floor. The dwelling is to provide a total of 8 habitable rooms.

The proposed works will not affect the existing access to the dwelling.

The proposed works retain the existing garage space and 2 spaces on the driveway providing a total of 3 allocated parking spaces. WBC parking standards state for a dwelling in a 'Village' location to provide a total of 3 allocated spaces and an unallocated space. As there is provision for on-street parking adjacent to the dwelling the car parking arrangement is acceptable.

The officer has requested a cycle parking condition, however given the nature of the scheme such request is considered to be excessive.

Landscape and Trees: Following revised information from the applicant, the existing conifers to along the front boundary are to be removed as part of the application, due their current size.

The trees and landscape officer has requested for a landscaping details condition. However, the applicant has confirmed that there would be no hardstanding over front of the site and most of landscaping will be retained this is shown on the plans. Therefore, in this instance, the condition not reasonable. It's important to note, the applicants have provided a landscape plan (see below), which is not to scale. Such has not been attached as part of the approved plan condition but the approve plans show no change to the front driveway of the property.



Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	Approve
Date:	26 November 2025
Earliest date for decision:	3 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26 November 2025

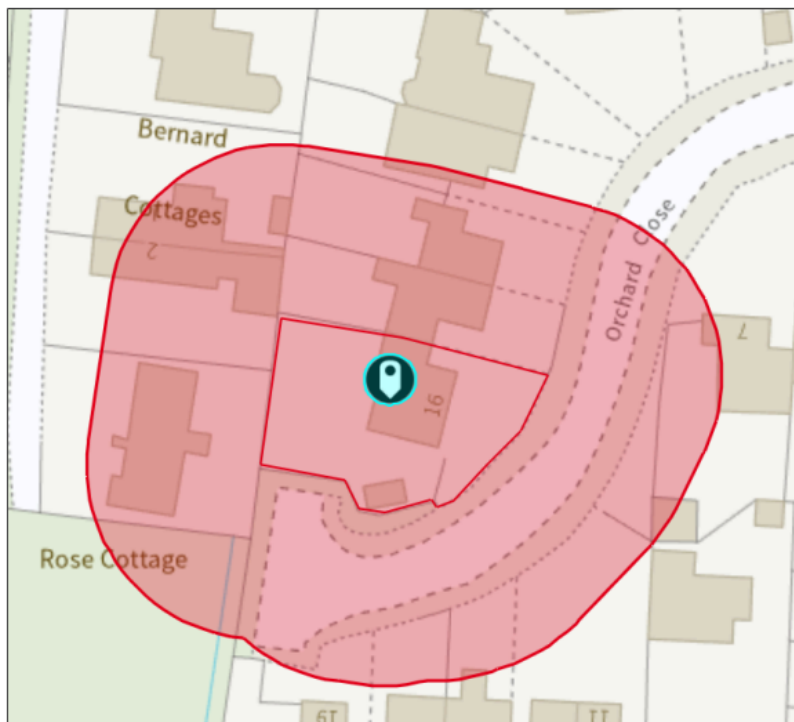
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 3,578.99 m²

Date: Mon Oct 13 2025 15:25:14 GMT+0100 (British Summer Time)



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Spencers Wood

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

#	IRZURL
1	https://irz.geodata.org.uk/irz/step2.html?irzcode=0101000322302~es=11401&location=471709,166736%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Spencers Wood Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Spencers Wood & Swallowfield Ward	0 m

Parishes | Total count: 1

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