

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252636
Site Address:	50 Shefford Crescent, Wokingham, RG40 1YP
Expiry Date:	24 December 2025
Site Visit Date:	12 November 2025
Proposal: Householder application for the proposed single storey rear extension and front porch.	

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 CC09- Development and Flood Risk (from all sources) CC10- Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection.

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey semi-detached property located in a cul-de-sac on Shefford Crescent within the major development of Wokingham.

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, in the major development of Wokingham 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:

CP1 of the Core Strategy requires the proposed single storey rear extension and front porch to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single storey side extension and front porch to be of an appropriate scale, mass, built form, height, materials and character to enhance the area together with a high quality of design.

The proposed single storey rear extension will measure c.2.77m in height, c.7.40m in depth and c.3.47 in width. The proposed porch will measure c.2.58 in height, c.1.03m in depth and c.2.25m in width.

CP3 of the Core Strategy requires the extension to be of an appropriate material and character to the area together with a high quality of design. The proposed rear single storey extension and porch will be made subservient to the existing built form as the

materials used to construct the conversion will be made to match the rest of the main dwelling. These are identified on the application form to consist of bricks and a flat roof.

The Borough Design Guide advises that rear extensions should not project more than four metres from the main rear wall of the house. The proposed rear extension would project c.4m of the rear wall which is in accordance with the BDG.

The Borough Design Guide states that "Porches should generally project less than 2m forward of the building line." The proposed porch extends c.1.03m from the existing main dwelling. This extension adheres to the guidance in the Borough Design Guide as the building is set back from the street.

Neighbouring Amenity:

CP3 says the proposed single storey rear extension and porch should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed porch is single storey, and there are no windows located on the sides facing neighbouring properties therefore would not introduce any outlook across neighbouring properties and there are no concerns with regards to overlooking or any loss of privacy.

The proposed rear extension is single storey, and there are no windows located on the boundary with neighbouring property no.52 Shefford Close therefore would not introduce any outlook across the neighbouring property no.52 Shefford Close. However, there are glass sliding doors on the south side of the rear property facing towards no.48 Shefford Close, however there is a c.5.03m distance to the boundary and as this is a single storey rear extension, the sliding doors will not provide an outlook onto neighbouring properties.

Overbearing + Loss of Light:

The Borough Design Guide states that minimum separation distance between flank and boundary should be 1m, the proposed single storey rear extension would not comply with this as it adheres to R16 in relation to separation distances as the recommended minimum distance for flank to boundary is 1m, the proposed rear extension is located on the boundary line. However, the neighbouring property is set back c.2.55m away from the boundary, keeping a distance from the boundary with the application site.

The Borough Design Guide states that it is recommended that the height of extensions should be no more than 3m when adjacent to the boundary. The proposed single storey rear extension has a proposed eaves height of c.2.77m which is in line with the guidance relating to overbearing. The overall scale and massing of the extension is

proportionate to the host property. It does not introduce an excessive height, depth or bulk that would dominate neighbouring outlooks.

The extension does encroach into the neighbouring garden. Certificate B has been signed and notice served on the neighbours. No objection has been received from the neighbouring property. This planning permission does not however give any authority or rights to building over third-party land and such an agreement will have to be between the two parties.

The proposed porch would be in line with the existing garage and have a height of c.2.58m, therefore there are no concerns raised with regards to loss of light and overbearing.

Amenity Space:

4.7 R16 of the Borough Design Guide states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable." The current existing garden space is c.11.60m in depth and c.8.53m in width. The proposed single storey rear extension will reduce the rear garden depth to c.7.40m in depth with the width remaining the same. However, it is accepted that in areas with a suburban character, more compact gardens may be appropriate.

It is considered that although the remaining amenity space would be below 11m, it would still be capable of accommodating activities such as sitting, playing, drying clothes and providing outside storage space. Therefore, the erection of a single storey extension would not be detrimental to the enjoyment of the current and future occupiers and is deemed as acceptable.

Flooding and Drainage:

The council's Drainage Engineer's have recommended approval subject to a condition but this is deemed unnecessary in this case because the extensions are minor in scale and the rear element is located outside of Flood Zone 2

Conclusion:

In conclusion, the proposed single storey rear extension and front porch would not detrimentally harm the character and appearance of the area and would not harm neighbouring amenity. It is compliant with CP1 and CP3 of the Core Strategy. Accordingly, It is recommended for approval.

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	
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Conditions agreed:	Not Required
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Recommendation:	Approve
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Date:	18 December 2025
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Earliest date for decision:	21 November 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	19.12.2025
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PLANNING CONSTRAINTS/STATUS
Insert where relevant