

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252666
Site Address:	29 Wescott Road Wokingham RG40 2ER
Expiry Date:	26 December 2025
Site Visit Date:	11 November 2025
Proposal: Householder application for the proposed erection of single storey front extension creating porch canopy, single storey side to rear extension plus changes to fenestration to include rooflights.	

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 CP6 – Managing Travel Demand 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 TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/a	N/a	N/a

CONSULTATION RESPONSES

Internal
WBC CIL – No comments received
External
Not consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is in Wokingham, a Major Development Location. The dwelling is semi-detached and two-storey. The property is set-back and parallel to the street. Westcott Road mostly consists of semi-detached housing. However, there are a couple detached nearby dwellings, 33 and 25 Westcott.

The host dwelling is constructed of white-painted brickwork and has a red-tiled roof. While the dwelling has no driveway, it does have a front garden which is paved and has a section with slate gravel. The rear garden is grassed and moderate to large in size, comparable with other dwellings along Westcott Road. The dwelling also features an existing rear extension.

Proposal:

This application seeks approval for the proposed erection of a single-storey front extension, forming a porch canopy. Also, a single-storey side to rear extension, including associated changes to fenestrations and rooflights.

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.

Design/ Character of the Area:

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.

Single-Storey Front Extension (forming porch canopy):

The primary consideration outlined in the BDG is that front extensions and porches must be set well-back from the street frontage. The proposal projects only 0.6m from the existing front elevation, which is less than the BDG specification of 2m. Furthermore, the property has a moderately sized front garden which retains separation

from frontage and street. Building line is also retained along the street. In these regards, the BDG requirements have been met.

The porch canopy roof will be hipped with slate tiles, connecting seamlessly to the existing canted bay window roof. This blends in well with its surrounding and contributes to the street scene. There are also other properties on Westcott Road that have varying porch configurations.

Overall, due to the size and design of this part of the proposal, the proposal is considered acceptable in relation to the street scene and local character.

Single Storey Side to Rear Extension:

The BDG states a gap should be retained between the building and site boundary of minimum 1m. The proposal retains a space of 1.65m. The side extension is an 'infill', meaning that the distance from existing side elevation to the site boundary remains the same as before. It also does not project forward of the building for the same reason. It therefore meets these requirements.

The single-storey side and rear extension is subservient in design. The eaves height is 2.3m, whereas the main dwelling's eaves height is 5.3m. Secondly, the ridge height is 3.5m and the main dwelling's is 8m. This BDG requirement is met.

The rear extension projects only 1.8m from the existing rear wall of the property; due to the infill nature of the design. It is therefore under the 4m maximum outlined by the BDG, meeting this requirement.

Finally, the BDG states that eaves height of single-storey extensions should not exceed 3m within 2m of a side boundary. The eaves height of this extension is 2.3m and is therefore under the 3m maximum, meeting this BDG requirement.

The proposed roof formation is hipped, slate-tiled and features 2no. rooflights. This is in keeping with the area, not visible to the public eye and is not considered to be visually incongruous to local character. This adheres to the BDG.

The materials used will be in keeping with the host property and the surrounding properties on Westcott Road. The walls of the proposed extension will match the existing, white-painted brickwork. The roof will be of slate which also matches that of the existing dwelling.

The associated changes to fenestration are well-proportioned and not too large in size. The dimension of the proposed side elevation window on the existing property is 1.2m in width and 1.2m in height. The dimensions are relative and fitting with the other windows on the property. The fenestrations featuring on the proposed extensions also adhere to the BDG design and dimensional requirements.

Overall, there are no significant design issues or impacts which threaten the local character or street scene.

Neighbouring Amenity:

Overlooking:

The Borough Design Guide (BDG) advises that side walls of rear and side extensions should not include windows, particularly at first-floor level, to protect neighbouring privacy. In this case, the proposed extension is single-storey, so this criterion does not strictly apply.

Alterations to the main dwelling are minimal and confined to the ground floor, with the most notable change being a side elevation window. At this level, views are restricted by existing boundary treatments, meaning there is no material impact on privacy.

The proposed side/rear extension includes two vertical windows and a door on the side elevation, two rooflights, and a rear elevation with a double door flanked by narrow windows. These openings serve the kitchen—a habitable room—but remain at ground-floor level and face fencing rather than directly into neighbouring windows. Importantly, the extension does not project beyond the rear building line of No. 27, ensuring no harmful overlooking of No. 31 or other adjacent properties.

Overall, while the inclusion of side windows is not generally encouraged by the BDG, the single-storey nature of the proposal and the presence of boundary screening mean any overlooking would be negligible. The porch alterations raise no privacy concerns.

Loss of Light:

As advocated within the Council's BDG a 45-degree horizontal line test was taken from the centre of the adjacent neighbours' closest habitable rooms. Light will not be impeded by this development as it is single storey and wouldn't extend beyond the rear building line of either immediate neighbour.

The porch canopy will also not impede light due to the small scale of this development.

Overbearing:

29 Westcott Road is a semi-detached property parallel to the street and in line with neighbouring dwellings. The proposed extensions are single storey with a small, hipped roof oriented to the rear and side infill to the existing dwelling. This removes any concern of an overbearing impact.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

29 Westcott Road does not have off-street parking. However, it does have access to on-street parking. As the proposal does not remove or increase habitable rooms, it is acceptable in this respect.

Amenity Space:

The existing rear garden measures approx. 20m in length and 5m in width. This is a moderately large space, comparable to most on Westcott Road. As the proposal only projects 1.8m, there is insignificant loss of amenity space and considered acceptable.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore 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.

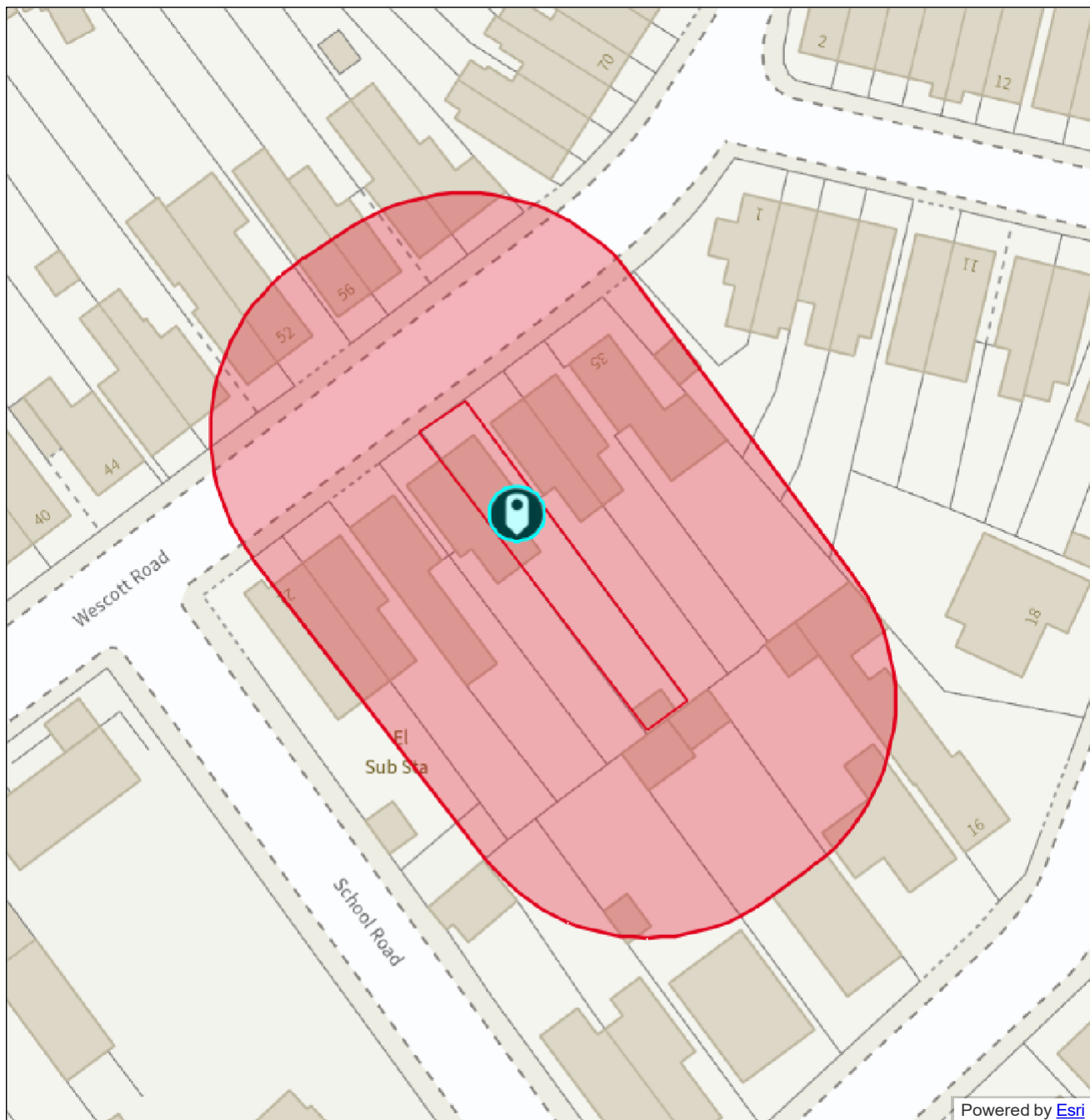
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, 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:	Approve subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials as specified
Date:	26 November 2025
Earliest date for decision:	25 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28/11/25

PLANNING CONSTRAINTS/STATUS



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	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

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

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: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

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

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000430000&es=11401&location=482386,169164%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Holme Green Pastoral Sandy Lowland

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

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