

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252475
Site Address:	13 Wescott Road, Wokingham, RG40 2ER
Expiry Date:	23 December 2025
Site Visit Date:	24 November 2025
Proposal: Householder application for the proposed erection of a single-storey rear and side extension with a flat roof incorporating two roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Listed Building Buffer Zone
Conservation Area
Scale and Location of Development Proposals – Major Development Location – Wokingham

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 CC07 – Parking TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
252474	Application for a certificate of lawfulness for the proposed erection of a rear dormer to facilitate conversion of the loft to create habitable	Approve 26 th November 2025

	accommodation.	
--	----------------	--

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Built Heritage Officer – 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: A semi-detached 19th century dwelling house located within the setting of the Town Centre Conservation Area and within proximity of two Grade II listed buildings of Wescott School and a separate related annex. The front garden is open plan and laid to hardstanding.

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.

Proposal: Erection of a single-storey rear and side extension with a flat roof incorporating two roof lights and bifold doors. It would measure approximately 5m in width, be adjacent to the boundary with the adjoining property at no. 15 and extend beyond the existing rear wall by approximately 2.4m. The maximum height to the top of the eaves would be approximately 2.6m, and 3.2m to the top of the roof lights. The southwest facing side wall would extend beyond existing by approximately 1m and retain a separation gap with the boundary of approximately 1m; have 1 no. door and 2 small windows.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or

occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a residential road within a Conservation Area comprising detached and semi-detached houses of various ages and designs. The front of the application site is located approximately 25m from the Wescott Road Nursery which is a Grade II Listed Building, and the far end of the rear garden is within the buffer zone of Grade II listed buildings of Wescott School. In this case, the southwest facing side wall of the extension would be partially visible from the public realm. However, it would be set back approximately 8.5m from the highway and would be single storey. Furthermore, a separation distance of 1m with the side boundary would be retained. At the rear it would not impact views of Wescott Road School.

Therefore, the rhythm of buildings and gaps between them along the street frontages would not be disrupted and the proposal would not cause harm to the character of the Conservation Area.

Overall, the proposal would comply with CP1 and CP3 in relation to character of the Conservation Area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The southwest wall would face onto a small window and door to no. 11 Wescott Road. It would have 2 no. small windows to the utility room and WC, and the door existing window would be replaced by a door. The rear side boundaries are fences approximately 1.8m in height and the rear bifold doors would not overlook neighbouring properties. Therefore, there would be no significant increase in overlooking.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. There would be no significant additional loss of light to no. 11.

No 15 Wescott Road has 2 no. double doors on the rear elevation. Figures 1 & 2 show that the horizontal and vertical 45-degree tests would be breached for the nearest habitable room.

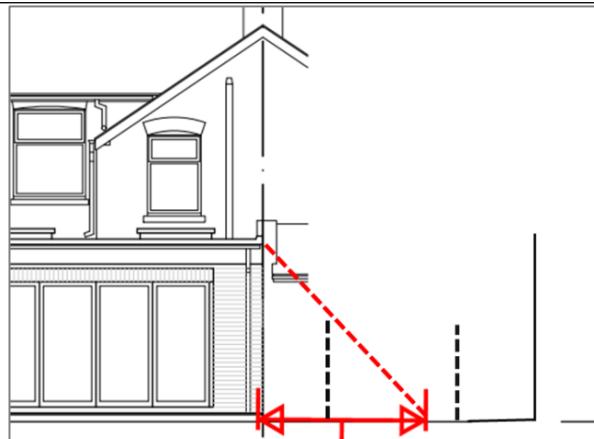


Figure 1 Vertical 45-degree angle test

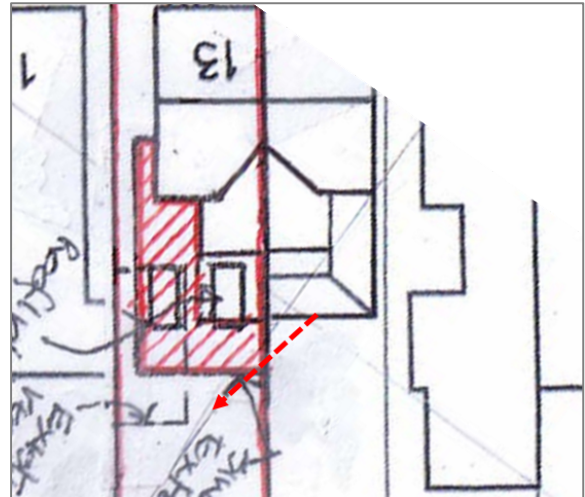


Figure 2 Horizontal 45-degree angle test

However, the 45-degree rule of thumb is guidance rather than policy and is applied on a case-by-case basis. In this instance the habitable room at No. 15 benefits from 2 x double French doors and also has a skylight. Hence, this breach of guidance would not be considered a robust basis to refuse the application given its compliance with local policy in other respects. Also, the rear garden is southeast facing, and, overall, the neighbouring property would still have adequate access to natural light and sunlight for most of the day.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the extension would be single storey, and the maximum height would be approximately 3.2m. The rear wall would extend beyond existing by approximately 2.4m. Therefore, the proposal would not create an overbearing visual impact in relation to neighbouring properties.

Overall, the proposal would comply with CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *“The total numbers of habitable rooms remain unchanged. The existing driveway is fully retained. It is therefore expected that there is no additional demand for car parking and no reduction in parking provisions. No negative impact on abilities for cycle storage is expected, which is acceptable.”*

Heritage: The Heritage Officer has raised no objection and commented: *“No concerns are raised to the rear projection – such additions of this scale are not uncommon and given the existing alterations to the rear of most buildings within the setting of the listed buildings, this would not be out of character in this regard. Care, however, must be taken when proposing additions which extend to the side, as the separation between the buildings forms an important component to the character of the area and built grain. In this instance, the immediate neighbour, no. 11, is a later building, of slightly different character, being detached and whilst close, sits within its own plot. The extension to no. 13 is proposed to not extend the full width of the plot – thus allowing for maintained separation to the boundary (and important access), but*

also only 'starts' approximately two-thirds back along the side elevation. Both these factors (also combined with matching facing brickwork) allow for sufficient (perceived and actual) separation between the built form, thus maintaining the character and appearance of the street. No objection is raised to the application from a heritage perspective as the proposed are not considered to result in an adverse impact to the significance of the setting of the identified heritage assets."

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:	Yes
Recommendation:	Approve
Date:	28 November 2025
Earliest date for decision:	18 November 2025

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