

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260257
Site Address:	92 Old Bath Road, Charvil, Wokingham, RG10 9QL
Expiry Date:	11 May 2026
Site Visit Date:	5 th May 2026
Proposal: Householder application for the proposed erection of first floor front extension and installation of a front dormer, plus erection of a part single part two storey rear extension, conversion of the garage to habitable accommodation 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy H12 – Residential development of existing private gardens
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 Drainage- Objection

WBC Digital Solutions Scanning- No comments received
WBC CIL-No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Charvil, Wokingham. The property is surrounded by dwellings with consistent and prevailing architectural style in varying forms.

Proposal: This application seeks permission for the proposed erection of first floor front extension and installation of a front dormer, plus erection of a part single part two storey rear extension, conversion of the garage to habitable accommodation and changes to fenestration.

The proposed first-floor front extension would measure approximately 1.45 metres in depth, 4.9 metres in width and 2.1 metres in height. This element would extend the existing bedroom and bathroom at first-floor level. In addition, a proposed dormer at first-floor level would facilitate the creation of an additional bedroom following the reconfiguration of the first-floor layout.

At ground-floor level, a part single-storey rear extension to the lounge is proposed with an approximate depth of 3 metres. A further single-storey extension to the kitchen would create a family area, measuring approximately 2.5 metres in depth, 4.8 metres in width and 1.4 metres in height, followed by a garage conversion to create a new access point and study.

At first-floor level the proposed rear extension will approximately be 3 meters in depth, 3.5 meters in width and 2 meters in maximum height. The proposed extension will accommodate an extension to the existing bedroom, following the reconfiguration of the first-floor layout.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

As aforementioned, the proposed ground floor works would provide an extension to the kitchen to create a family area, together with an extension to the existing dining room to form a new living area, followed by a garage conversion to create a new access point and study.

At first-floor level, the proposals would involve the reconfiguration of the landing to facilitate the creation of an additional bedroom, including the formation of a dormer to the front elevation. The works would also include an extension to the existing third bedroom and bathroom, projecting over the existing ground-floor entrance, along with the extension of an existing rear bedroom.

The proposed development includes alterations to fenestration across the front, side and rear elevations of the dwelling. To the front elevation, a new access is proposed alongside the removal of the existing garage door, which would be replaced with one large window.

At ground-floor level, two new access points are proposed serving the study and utility room, together with the insertion of one small window to the side elevation. To the rear elevation, the proposal includes the installation of bi-folding doors and one large window following the removal of the existing windows. In addition, one existing large rear window and access point at ground-floor level would be removed and replaced with one small window.

At first-floor level, the proposal includes the insertion of two small windows to the front elevation in association with the dormer. This would involve the removal of the existing three small windows.

R23 of the BDG (Borough Design Guide) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The application site is modest in size, and the proposed development appears a sympathetic and subservient addition to the host dwelling. The proposed extensions are shown to be set back appropriately, with clearly defined ridge and eaves height which are set down from the host dwelling, enabling the development to maintain a subordinate form relative to the original dwelling. Additionally, the proposed roof form respects the host dwelling and is in keeping with the existing promoting a cohesive and visually balanced appearance. The design of the extensions will utilise materials that relate well to the existing dwelling, as such the proposal will not have a detrimental

impact of the street scene and respond positively to the public realm and propose no harm to the character of the area.

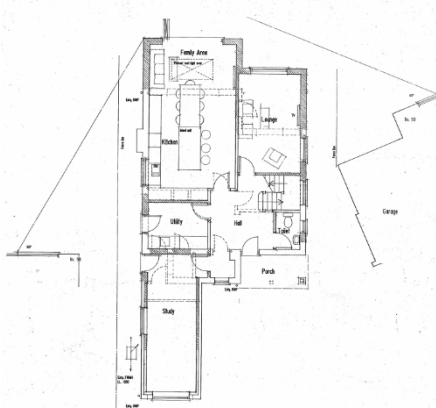
The development will retain separation to the side boundary and the neighbouring dwelling, and the spatial characteristics of the area will be maintained.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

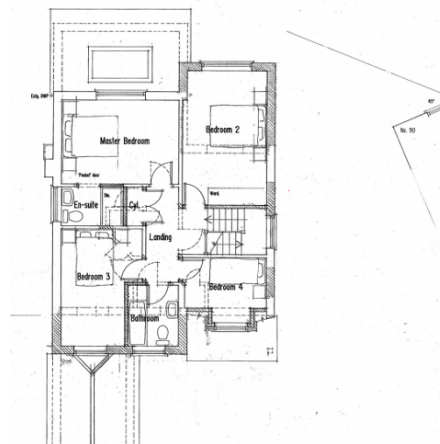
Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed extensions will be positioned to the front and rear of the dwelling. As aforementioned, the extensions are retained within the boundary and maintain the 1-meter spatial relationship with neighbouring dwellings.

R18 of the Borough Design Guide (BDG) states that “*dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties*”. Due to the position of the neighbouring dwelling No. 90 Old Bath Road, a 45 degree line test was supplied by the agent to demonstrate how the proposal would not impact both neighbouring dwellings No.90 and 94 Old Bath Road.



(Figure 1- Ground Floor 45- degree test)
(Figure 2- First Floor 45- Degree test)



From the images above, whilst the proposal can be perceived as a bulk extension to the rear, as aforementioned the proposal is contained within the boundary and has clearly demonstrated that there will be no loss of light impact for neighbouring amenities.

Therefore, as the proposal would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens, the proposal would not result in a detrimental loss of privacy.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed block plan shows spaces for three parking spaces. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways has been raised.

Flooding and Drainage: The Council's Flooding and Drainage Officer have reviewed this application and objects to the proposal for the following reasons,

The proposal to use a water butt and soakaway is not supported by any runoff calculation, any demonstration that the soakaway is viable at this location, or any assessment of pre- and post-development impermeable areas. It should also be noted that soakaways are generally not appropriate in Flood Zone 3 where groundwater or fluvial inundation may render them inoperable or cause surcharging.

Due to the application being situated in Flood Zone 3, the Council's Flooding and Drainage Officer refers to the Sequential and Exception Tests. On the basis that the proposal constitutes Minor Development, as set out Paragraph 172 of the NPPF, this is not applicable.

It has been confirmed that the finished floor levels within the proposed extension will be set to match the existing floor levels reducing the impact of potential flooding.

Ecology: The application site lies within an area with potential suitability for bat roosts. However, the submitted Preliminary Roost Assessment confirms that whilst bat roosts are present in the wider area, no evidence of bats or bat roosting features were identified on the application site itself. On this basis, and having regard to the findings of the assessment, no objections have been raised by the Council's Ecology Officer.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.
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RECOMMENDATION	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	5 May 2026
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Earliest date for decision:	23 March 2026
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Recommendation agreed by: (Authorised Officer)	
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MC

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