

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260066
Site Address:	2 Yeoman Court, Wokingham, RG40 1EY
Expiry Date:	6 April 2026
Site Visit Date:	16 February 2026
Proposal: Householder application for the proposed erection of a single storey rear extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CC07 – Parking 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 Wokingham Town Centre SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
No relevant planning history.	N/a	N/a

CONSULTATION RESPONSES

Internal
WBC Highways: No objection.
External

No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description:

2 Yeoman Court is situated in Wokingham, a Major Development Location. The dwelling is located within a shared off-street courtyard.

The property is a two-storey semi-detached dwelling constructed in red-brown brickwork. The roof is pitched and features 4no. dormers (2 at the rear and 2 at the front). The dwelling has an integral carport located beneath the first floor of the dwelling providing 1no. covered off-street parking.

Proposal:

This application seeks approval for a proposed single-storey rear extension (including 1no. roof lantern), 4.4m in length and 3m in height (3.6m with roof lantern).

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:

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

2 Yeoman Court is situated on Rose Street, forming part of Wokingham Town Centre's historical Conservation Area. The street has a continuous pattern of historic frontages with two-storey terraced dwellings as the dominant typology. This contributes to a cohesive residential character.

Nearby property, No. 14 and 16 Osbourne Road both had single storey extensions approved in 2007 and 2022. Furthermore, No.64 and 24 Rose Street had a first-floor rear extension approved in 2000 and 2011; these are on the same street as Yeoman Court. These approved developments in close proximity to the application site set a strong precedent to the proposal.

Single-Storey Rear Extension

The proposed rear single-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located to the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding 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 single-storey rear extension would not cause overlooking, given its single-storey nature. There is a proposed side window (1.2m x 1m), although this would not cause overlooking due to its positioning on the ground floor and the view obscured by a wooden fence. Furthermore, there is no adjoining or directly parallel property to the east of the property. There are no proposed windows on the western side of the rear extension, removing threat of overlooking to No.1 Yeoman Court.

No.10 Osbourne Road is positioned at the rear of the site. The proposed extension would feature the same fenestrations as the existing rear elevation of the property with the addition of 1no. windows (0.8m x 1.25m). Taking into consideration the existing fenestration layout, the small scale of the additional windows, and the single-storey nature of the development, there would be no increased threat to neighbouring dwellings.

The development would also include 1no. roof lantern which is set within the flat roof of the extension. Therefore, this would not result in any overlooking or loss of privacy. Overall, there is no significant impact to the loss of light for the neighbouring properties from this development and it therefore accords with the aims of Policy CP3 in respect of residential amenity.

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.

The proposed rear extension would be in line with No.1 Yeoman Court's existing rear elevation. Therefore, the extension would not encroach the horizontal 45-degree guideline. Furthermore, as the proposal is single storey, modest in form and scale there would be no negative impact to daylight or sunlight. There is also no significant level

change between the application site and No.1 where the extension is proposed. Therefore, the development would not result in a material loss of light.

Overall, there is no significant impact to the loss of light to either neighbour from this development, therefore adhering with the aims of Policy CP3 in respect of residential amenity.

Overbearing

The BDG states that eaves height of single-storey rear extensions should not exceed 3m within 2m of a site boundary. In this case, the rear extension adjoins the side boundary of No.1 and will project 4.4m from the existing rear wall. The maximum ridge height would be 3m in height (3.6m with roof lantern) and the eaves 2.5m. The ridge height of the main property is 7.15m and the eaves are 3m. Therefore, the extension would be clearly subservient to the main roof formation and adheres to this aspect of the BDG.

Therefore, as the proposed extension is single-storey, subservient and modest in scale, the development would not result in an overbearing, dominating or an enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3.

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.

There are no increased bedrooms as part of this proposal and the rear extension will not impact parking capacity. Therefore, the proposal is considered acceptable regarding Policy CC07.

Amenity Space:

The rear extension is modest in scale meaning that the impact to amenity space is minimal. The existing garden is 15m x 10m. The rear garden will lose 4.4m to the extension, which is considered an acceptable amount considering the large size of the garden.

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.

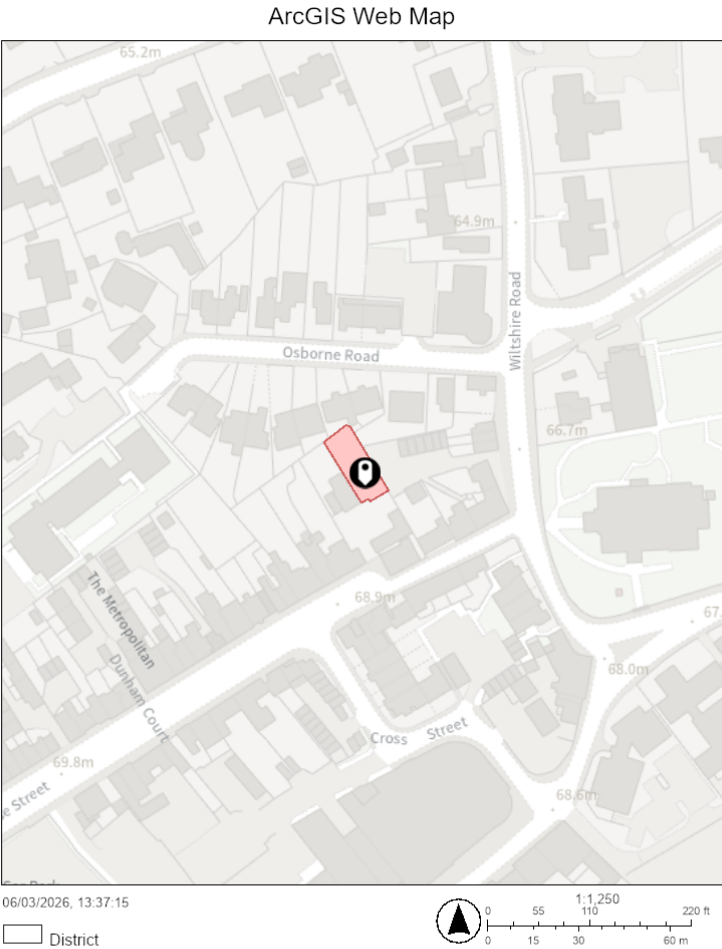
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	6 March 2026
Earliest date for decision:	5 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	06/03/26

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

Retail Centres | Total count: 1

#	FEATURE_TYPE	NAME
1	Town Centre	Wokingham

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: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone
2	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

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

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 2

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=11401&location=481271,168546%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=11404&location=475984,168857%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
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1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Archaeological Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Archaeological Site	60

Conservation Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Conservation Area	Wokingham Town Centre

Wards | Total count: 1

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

Parishes | Total count: 1

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