

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251846
Site Address:	Blackmoor, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS
Expiry Date:	12 November 2025
Site Visit Date:	23 October 2025
Proposal: Householder application for the proposed erection of a single storey side and rear extension.	

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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
251574	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 3.00m and the height of the eaves 2.85m.	PA not required: July 2025
072177	Proposed erection of single storey rear extension plus conversion of loft to form habitable living space plus side and rear dormers	Approved: December 2007

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition
WBC Highways – No objection
WBC CIL – Non liable development
WBC Ecology – No comments

External
None

REPRESENTATIONS		
Shinfield Council	Parish	No comments
Ward Member(s)		No comments received
Neighbours		One letter received, objecting to the proposed development on the following grounds: • Does not create new housing or “much-needed family home.” • Represents overdevelopment, over-massing, and overbearing design. • Visually unsightly and out of keeping with the street. • Causes loss of light and loss of enjoyment of neighbouring property. • Application contains numerous inaccuracies and contradictory claims. • All size and area figures misstated (actual much larger).

APPRAISAL
The application site is located within a residential setting of Three Mile Cross. This application seeks planning permission for the erection of a single storey side and rear extension. The current version of the proposed scheme represents the third iteration submitted as part of this planning application. The original proposal comprised a larger, two-storey, wraparound extension. Following an initial assessment by the Local Planning Authority (LPA), it was determined that the scheme would not be supported. Subsequently, amended plans were received on 14 October 2025, reducing the proposal to a single-storey development. A further set of revised plans were submitted on 5 November 2025, following notification from a neighbouring resident that the previous plans contained inaccuracies which would have rendered the scheme unimplementable. 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: It is recognised that the proposed single-storey side and rear extension would noticeably increase the footprint of the existing property, however, following the submission of amended plans, the additional built form is now confined to the ground floor, which would help minimise its visual prominence from Basingstoke Road. The plot is of sufficient size to accommodate the extension without resulting in overdevelopment.

The extension's width is proportionate to the host dwelling, with a modest height and a setback from the principal elevation, ensuring it remains a subservient addition. The use of matching materials further supports a cohesive and integrated appearance.

Overall, the proposal is considered to have an acceptable visual impact on the property and minimal effect on the wider area. It therefore complies with Core Strategy Policies CP1 and CP3.

Neighbouring Amenity: As outlined above, the neighbouring resident at Frankforte raised significant concerns regarding the accuracy of the submitted site plans. Specifically, they asserted that the actual distance between the two properties is approximately 5 metres, whereas the original plans indicated a separation of around 6.5 metres based on the stated scale. Following a review by the LPA, this discrepancy was confirmed. In response, the width of the proposed side extension has been reduced from 5 metres to approximately 3 metres, to ensure it remains within the boundaries of the application site. An assessment of the amended scheme's impact on the adjacent property is set out below.

Despite the reduction in scale following the amended plans, the proposed extension would still be positioned close to the shared boundary with the neighbouring property Frankforte. Nonetheless, the structures modest eaves height would substantially mitigate any potential impact on the neighbouring dwelling. While Frankforte benefits from an extant permission that includes two new openings on the affected elevation, these serve non-habitable rooms and are therefore afforded limited weight in the assessment of light impacts.

As the proposal is confined to single-storey development, there are no issues relating to overlooking or loss of privacy.

Overall, while the adjacent resident's concerns are acknowledged, the amended proposal is not considered to result in any material harm to neighbouring amenity.

Highway Access and Parking Provision: No objection has been raised by WBC Highways.

Flooding and Drainage: The application site is located within Flood Zone 1. The Drainage Officer has requested the submission of further draining details via condition, however, due to the limited scale of the proposed development, it is not considered that the condition is proportionate.

Conclusion: For all the above, the proposal is acceptable, and the application 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	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	6 November 2025
Earliest date for decision:	31 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	7 November 2025

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Three Mile Cross.*