

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250824
Site Address:	74 Waterloo Road, Wokingham, RG40 2JF
Expiry Date:	15 October 2025
Site Visit Date:	19/06/2025
Proposal: Full application for the proposed erection of a 5 bedroom detached dwelling following demolition of existing dwelling.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes NE7 – Sites of Urban Landscape Value 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
961120	Proposed First Floor Side Extension And Single Storey Front Extension To Dwelling	Approved, 05/11/1996

CONSULTATION RESPONSES

Internal

WBC Drainage – Further information requested.
WBC Highways – Further information requested.
WBC Landscape and Trees – Further information requested.
WBC CIL - This development will be liable for CIL as it involves the creation of a new dwelling.
WBC Ecology Newts – No objections.
WBC Ecology – No comments received.

External

Thames Water Utilities Ltd

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	72a Waterloo Road, Wokingham, Berkshire, RG40 2JF - Concern that the replacement dwelling would be substantially larger and taller, potentially appearing overly prominent or dominant and affecting the open character of neighbouring properties. - Concerns regarding overlooking and loss of privacy from upper-floor windows and glazed rear features. - Requests the retention and long-term protection of the mature boundary trees that currently provide screening and privacy, potentially through landscaping or other safeguards. - Suggests consideration of obscure glazing, sensitive window positioning and additional screening where necessary. - Requests appropriate controls during demolition and construction, including a Construction Management Plan, restrictions on noise, dust and working practices, and protection of boundaries.

- Emphasises that access along the shared private driveway must remain unobstructed throughout construction.
- Requests that surface water drainage is contained entirely within the application site to avoid impacts on neighbouring properties.

36 Frog Hall Drive, Wokingham, RG40 2LF

- Concern that the proposed dwelling would be positioned significantly closer to the northern boundary than the existing building, potentially approximately 0.75 metres from the boundary.
- Considers the increased scale, including the two-storey-plus-roof form, inappropriate given its proximity to the neighbouring property.
- Raises concerns about direct overlooking from windows and doors on the north-facing elevation.
- Notes that boundary fencing and its retention/replacement during construction have not been adequately addressed.
- Objects to the proposed first-floor balcony, which is considered to result in significant overlooking and a loss of privacy.

38 Froghall Drive, Wokingham, RG40 2JF

- Raises concerns regarding loss of privacy and overlooking due to the increased height of the replacement dwelling, upper-floor windows and the proposed rear balcony.
- Notes that the narrow garden separating the properties would exacerbate the impact of overlooking into the garden and bedrooms.
- Concern that existing trees providing partial screening could be damaged during construction due to the enlarged footprint and potential root damage, or subsequently reduced or removed.
- Requests measures to protect and retain the boundary trees to maintain privacy.
- Considers the proposed footprint disproportionate to the size and location of the plot and out of keeping with neighbouring properties.
- Raises concerns regarding construction noise, dust and disruption over an extended period.
- Requests restrictions on construction hours, dust and pollution controls, and limitations on unnecessary noise.
- Emphasises that the narrow access road must remain available for neighbouring residents, deliveries,

	emergency services and other essential access. 27 Priest Avenue, Berkshire, RG40 2LT • Supportive of the proposal in principle but concerned about the scale of development. • Raises concerns that the mature G04 tree boundary, which provides substantial privacy and screening, may be underrepresented in the tree report. • Concern that the enlarged footprint would be closer to the boundary and could adversely affect tree roots. • Notes that significant pruning may also be required to accommodate two vehicles side-by-side on the driveway. • Although the applicant has expressed a desire to retain the trees, the combination of construction impacts and pruning could threaten their long-term health and survival. • Requests appropriate protection and care during construction to ensure the mature boundary trees are retained and neighbouring privacy is preserved.
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APPRAISAL

Site Description and Proposed Development:

The application site comprises a one-and-a-half-storey detached property situated within a small residential cul-de-sac. The wider surrounding area is characterised by a mix of detached and semi-detached dwellings that vary in both design and appearance.

The proposal seeks the erection of a two storey, 5 bedroom detached dwelling following demolition of existing dwelling.

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:

The application site is located within a small cul-de-sac comprising a group of detached chalet-style bungalows, accessed via a private road from Waterloo Road. While the wider area is suburban in character, with properties arranged in a predominantly linear pattern along the streets, this cul-de-sac is relatively isolated, situated between two streets of linear development and heavily screened by tall, mature vegetation on all sides. Consequently, although the site lies within a moderately dense residential area, it is largely visually detached from its surroundings, and the host dwelling is almost entirely screened from public view, providing a notable degree of separation and privacy within the wider street scene.

The proposal seeks to replace the existing bungalow with a two-storey dwelling. While the replacement dwelling would be larger in footprint, volume, and massing than both the existing property and the neighbouring chalet-style bungalows within the cul-de-sac, the site benefits from a generous plot and a good degree of separation from adjoining properties. This ensures that the scale of the development would not appear cramped or over dominant within its immediate setting. In the wider context, Waterloo Road and the surrounding streets display a mixed residential character, incorporating a variety of dwelling types and sizes, including similar sized two-storey houses. Within this context, the introduction of a dwelling of the scale now proposed would not be out of keeping.

The ridge height would increase from approximately 6.8 metres to 7.9 metres. This represents a modest uplift that would remain consistent with prevailing building heights in the locality and is not considered excessive. The orientation of the dwelling, with the shorter elevation facing onto the sites access further reduces its perceived scale when viewed from the sites entrance – the only clear public vantage point. Moreover, the site is well screened by mature boundary vegetation, meaning that views into the site are limited and the overall visual impact on the public realm would be minimal. Taken together, these factors ensure that the increased scale and height would integrate acceptably into the character of the area without adverse effect on visual amenity.

In terms of design, the proposed replacement dwelling would be of contemporary design with side and rear gables and modern detailing. There is no specific architectural vernacular along Waterloo Road or surrounding streets, which comprise of a mixed character within the street scene with varying styles of dwellings. As such, the design of the proposed dwelling would not have a detrimental impact upon visual amenity.

The supporting information indicates that the dwelling would be finished in cream render, monocouche red feature brick, cedar vertical cladding, and grey roof tiles. The surrounding area is characterised by a varied palette of external materials, and when considered alongside the secluded siting of the property, the proposed combination is considered appropriate and would not appear out of keeping.

Overall, the proposed replacement of the existing bungalow with a detached two storey dwelling would be acceptable and would accord with policy CP3 and CP9 of

the Core Strategy and the advice contained within the Borough Design Guide SPD.

Housing Design:

Internal Amenity:

Policy TB07 of the MDD Local Plan and R17 of the Borough Design Guides require adequate internal space to ensure the layout and size of new dwellings achieves good internal amenity. The Technical housing standards – nationally described space standard sets out the minimum standard internal space requirements for new dwellings. A minimum standard of 110m² applies for a two storey, 5-bedroom dwelling. The proposal would accord with this requirement.

Double bedrooms should have a minimum area of 11.5sqm, single bedrooms should have an area of 7.5sqm, living spaces should have a minimum area of 31sqm and there should be provision for storage. The proposed bedrooms meet the required minimum and the combined total of that in kitchen, living and dining room is satisfactory. Sufficient built-in storage would also be available and the minimum floor to ceiling height would measure 2.3 metres for at least 75% of the Gross Internal Area. As such, the proposal would accord with local and national space standards, therefore, is acceptable in this regard.

External amenity

Policy TB07 of the Managing Development Deliver Local Plan and Principle R17 of the Borough Design Guide require adequate internal space to ensure the layout and size achieves good internal amenity. Principle R16 of the Borough Design Guide requires that rear gardens are at least 11 metres deep and 1 metre set back from the boundary to allow access thereto.

The proposed rear amenity space would have an average depth of approximately 15 metres and would therefore exceed the minimum 11 metre requirement. The dwelling would also be set away from both side boundaries by at least 1 metre to allow access. As such, no objections are raised in this aspect.

Neighbouring Amenity:

Overlooking:

Figure 4.25 within section 4 of the councils Brough Design Guide SPD provides a summary of the Council's minimum privacy and amenity distances guidelines to help maintain privacy and limit sense of enclosure.

For proposals between one and two storeys in height, a minimum back-to-back separation distance of 22 metres is advised, while a minimum back-to-flank separation distance of 15 metres is recommended.

Notwithstanding the fact that the dwelling is screened on all sides by tall boundary vegetation which would be retained, the proposed first-floor fenestration to the east and west elevations would not materially differ from the views currently afforded by

the existing dormer windows. The resulting relationship and angles of view would therefore be broadly comparable to those of the existing dwelling. The proposed windows would be situated over 22 metres from the rear elevations of properties along both Frog Hall Drive and Priest Avenue, while those on the west elevation would maintain a minimum separation distance of approximately 17 metres from the side wall of No. 72a. Taking into account these acceptable separation distances and the presence of mature boundary vegetation, the proposed balcony platform would not give rise to any unacceptable overlooking or loss of privacy. Overall, the separation distances accord with the guidance set out in the Borough Design Guide and ensure that any potential for overlooking or loss of privacy would be minimal and acceptable.

The new first floor windows on the front (south side) elevation would overlook the front driveway and public realm. As these windows would maintain over 18 metres separation from no.72 across the street, therefore any overlooking concerns are minimal.

With regards to the new ground floor windows, the existing boundary fencing and vegetation would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

R18 of the Borough Design Guide SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable outlook, preferably dual aspect and no material impact on levels of daylight in the habitable rooms of adjoining properties. R16 of the Borough Design Guide SPD requires separation distances of 1 metre to the side boundary and 11 metres to the rear boundary

In terms of overbearing and loss of light impacts, the proposed dwelling would be suitably located away from the adjacent neighbouring properties not to pose any unreasonable concerns to any neighbouring properties.

Highway Access and Parking Provision:

Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities. P3 of the Borough Design Guide SPD notes that parking spaces are to be a minimum of 5m x 2.5m.

Vehicle Parking

The Council's Highways Officer has reviewed this application and considers that the four off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways objections.

Access

The Council's Highways Officer notes that the existing vehicle access will be retained and considers that no negative impacts on vehicle manoeuvring at forwards gear when leaving the highway.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking spaces are required per dwelling with six or more habitable rooms.

The submitted site plan indicates that the garage would be used to accommodate both cars and cycles. Although the size of the proposed garage does not fully meet the Council's dimensional requirements, this is not considered essential given the four off-street parking spaces provided on the driveway. While the site plan currently shows only two cycle parking spaces, it is evident that the garage is of sufficient size to accommodate at least three, in accordance with WBC Parking Standards. As such, no objections are raised.

Flooding and Drainage:

Policy CC09 of the MDD Local Plan requires consideration to be given to flood risk, including the risk arising from historic flooding.

The proposed development is located within Flood Zone 1, according to the Environment Agency's flood risk mapping, and is identified as being at low risk of surface water flooding.

The Council's Drainage Officer has reviewed the submitted drainage report. The site slopes gently from north to south, with levels falling from approximately 62.07m to 59.93m above sea level. Surface water is proposed to be managed through permeable paving, which would restrict discharge from the site to a maximum rate of 1 litre per second. The proposed drainage system would provide approximately 45 cubic metres of attenuation storage, exceeding the minimum required storage volume of 42.25 cubic metres.

As the proposal involves a connection to the existing surface water sewer network, and only a schematic drainage layout was initially submitted, the Council's Drainage Officer requested confirmation from the relevant utility provider that the proposed connection would be acceptable. A Notice of Consent to Indirectly Connect to a Public Sewer from Thames Water was subsequently provided by the agent on 15/04/2026. The Council's Drainage Officer considers the submitted drainage details to be acceptable.

Landscape and Trees:

The site is set back from the public highway and is accessed via a private driveway containing mature trees, including nine individual oak trees protected by Tree Preservation Order (TPO) 4/1960. The wider site is also influenced by a number of mature trees.

The access driveway is therefore a particularly sensitive part of the site from an arboricultural perspective. The Council's Trees and Landscape Officer initially noted that the submitted Arboricultural Survey (Arbtech, March 2025) did not include the protected trees along the driveway or explain their omission. Consequently, it was not possible to fully assess whether the trees, including their root protection areas, could be affected by construction activity and vehicle movements associated with the

proposed development.

The Trees and Landscape Officer also requested further clarification regarding the proposed foundations, paving and hard surfacing, and site levels, to demonstrate that the development could be implemented without causing unacceptable harm to nearby trees, including those along the eastern boundary of the application site.

An updated Site and Location Plan showing the TPO-protected trees along the access road was subsequently received on 08/05/2026. This was followed by revised arboricultural information, including an Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), submitted on 04/07/2026.

The revised AMS includes the installation of protective barrier fencing where development activity would take place in close proximity to retained trees. It also proposes the use of height-restriction “goalposts” at the entrance to the access road, at its junction with Waterloo Road, to restrict the height of vehicles passing beneath the canopies of retained trees to 4.5 metres and prevent collisions with, and damage to, the tree canopies.

The AMS further confirms that the access road is constructed of tarmac, is in good condition and is considered capable of accommodating construction and demolition vehicles. Vehicle sizes would also be restricted due to the presence of vegetation along the lane. The AMS provides for appropriate monitoring and protection of the vegetation and retained trees throughout the construction process, with additional measures, including ground protection matting, to be implemented where necessary should damage or potential impacts be identified.

The Council's Trees and Landscape Officer remains of the view that a revised Tree Protection Plan should be submitted showing the TPO-protected trees along the access road. However, the Case Officer considers that this would not be necessary in this instance. The protected trees are clearly identified on the revised Site and Location Plan, and the proposed works to the dwelling itself would not take place within close proximity to these trees or their root protection areas.

More significantly, the revised AMS provides appropriate measures to protect the trees during the construction period. The access lane is considered capable of accommodating construction and demolition traffic, while vehicle sizes would be restricted to account for the surrounding vegetation. The proposed goalposts, protective fencing and ongoing monitoring of the retained vegetation, including the TPO-protected trees, would provide suitable safeguards against damage arising from construction activity. On this basis, it is not considered necessary to require a separate detailed construction method statement. A condition can instead ensure that the development is carried out in accordance with the submitted and approved arboricultural information.

However, further details are still required regarding the specific foundation design for the proposed dwelling and the proposed cellular confinement system associated with the hard surfacing. These details are necessary to demonstrate that appropriate protection can be provided to adjacent off-site trees and their root protection areas.

The Case Officer considers that these matters can be appropriately secured by condition.

Subject to the development being carried out in accordance with the revised arboricultural information and the outstanding foundation and hard-surfacing details being secured through appropriately worded conditions, no objection is raised on arboricultural grounds.

Ecology:

Bats

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Preliminary Roost Assessment (Arbtech, July 2024) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be very low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

Great Crested Newts

The development falls within the red impact risk zone for great crested newts (GCN). There are three ponds within 500m of the proposal, two of which are situated within 250m. The closest pond lies approximately 140m to the south-west. However, connectivity between the application site and these ponds is limited due to substantial existing built development.

A District Licensing Officer, on behalf of NatureSpace, has reviewed the submitted Great Crested Newt Statement (Arbtech Ltd, May 2025). They are satisfied that the Statement demonstrates little to no functional connectivity between the site and nearby ponds. As such, the development is not likely to impact great crested newts or their habitat.

Accordingly, the District Licensing Officer raises no objection, subject to an informative being attached to any approval reminding the applicant of their responsibility to cease construction works immediately should great crested newts be encountered on site.

Waste Collection

No information has been provided regarding refuse collection. However, it is envisaged that the existing established collection system, which already serves several properties within the cul-de-sac, will be retained. As such, no objections are raised.

Other matters:

Concerns have been raised regarding noise and disturbance during the construction period. A degree of noise and disturbance from construction of the scheme would be

inevitable but it would not be significant enough to warrant restrictive conditions on such a relatively minor householder application. Construction noise would be short-term and intermittent. If excessive noise or dust did occur during or as a result of development this could be dealt with under other legislation e.g. Environmental Protection Act 1990.

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:	Approval
Date:	20 July 2025
Earliest date for decision:	18 June 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.09.2026