

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260610
Site Address:	48 Laburnum Road, Winnersh, Wokingham, RG41 5XL
Expiry Date:	6 May 2026
Site Visit Date:	20 March 2026
Proposal: Householder application for the proposed front porch extension and erection of a single storey rear extension following demolition of existing conservatory.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
000181	Proposed two storey side extension to dwelling.	Approved 22/08/00
100447	Proposed erection of a single storey front extension to form front entrance porch to dwelling.	Refused 23/11/10

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council's Planning and Transport Committee have no objections to the extension; however,
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	they have noted the comments regarding the driveway boundary line. Officer response: Revised plans have been submitted to rectify what is within the applications ownership following land registry details. It's important to note, boundary disputes are a civil matter.
Ward Member(s)	No comments received
Neighbours	50 Laburnum Road: The current driveway surface extends beyond the true boundary line. 46 Laburnum Road: The submitted plans inaccurately include land that is not within the applicant's ownership. Proposed working hours of building works are required due to night work shift patterns. Assurance of tidy and safely executed building work is required that does not encroach or disrupt our property. Officer response: Revised plans have been submitted to rectify what is within the applications ownership following land registry details. It's important to note, boundary disputes are a civil matter. Given the nature of the works, implementing a building hours condition would be considered unreasonable. The application is accompanied by a completed Certificate A, confirming that the applicant is the sole owner of the land to which the application relates. The proposal may require compliances with the requirement of the Party Wall etc. Act 1996. While this is not a material planning consideration, an informative is recommended to draw the applicant's attention to the requirements of the Party Wall Act.

APPRAISAL

Site Description: Two storey detached 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 Borough Design Guide states “*porches should generally project less than 2m forward of the building line*”. The pitched roof front porch would project 1m forward of the building line, thus complying with the BDG. It's considered to be a minor and subservient feature which would not harm the character of the area.

The BDG states “*rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary*”. The flat roof single storey rear extension would be 3m in depth, thus complying with the BDG. Furthermore, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

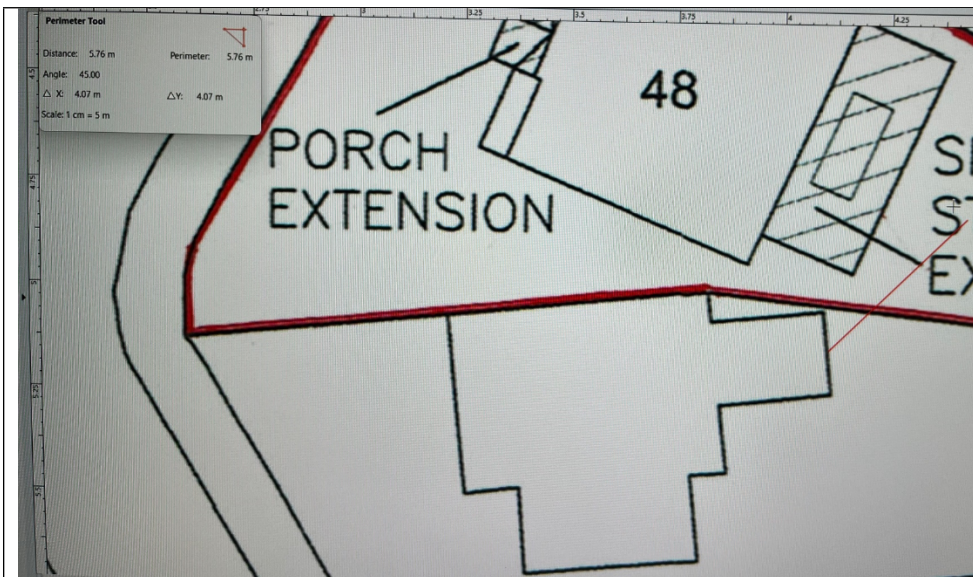
Neighbouring Amenity:

Overlooking: The front porch would not result in overlooking as it would overlook onto the road opposite the front drive of no.53.

The side window and rear openings as part of the rear extension would be screened by the existing fencing, thus no overlooking concerns.

Loss of light: Given the rear extension would project forwards of both no.46 and no.50, there is potential for loss of light.

In terms of no.46, when a 45° line is drawn from the centre of no.46 closest rear window in plan form, the 45° degree line would not be breached as a result of the extension with no.46 conservatory still having sufficient access to natural light. Thus, no loss of light concern. The conservatory on the other side would remain unimpacted and receive natural light.



In terms of no.50, given the closest rear opening is the rear door access into the garage with the habitable room window set off from the boundary, the proposal would not result in harmful loss of light. Thus, no loss of light concern.



Overbearing: The BDG states *“the eaves height of a single storey rear extension should not exceed 3m within 2m of a side boundary”*. The rear extension would be less than 2m from the side boundaries and an eaves height of approx. 2.85m. Thus, complying with the BDG.

Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to

access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access. The existing gap between the boundary and no.50 is maintained and the extension side wall is set in by approx. 1m from the main dwelling flank wall with a 1m separation distance from the side boundary of no.46. Such is considered acceptable.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Amenity Space: The remaining garden space would be over 11m, thus complying with the BDG.

Landscape and Trees: The Site is located in a suburban neighbourhood within the civil parish of Winnersh. There are no protected trees within or near the Site. Currently, the Site's front garden includes four small, planted areas with shrubs surrounded by pavers, some amenity space in the form of lawn (shared visually with adjacent dwelling, 46 Laburnum Road), and a paved driveway with space for one parked car and two tandemly parked cars. Most nearby dwellings have retained small lawns often with additional trees or shrubs in their front gardens; this soft landscaping provides visual continuity between neighbouring dwellings, lending a certain character to the neighbourhood. It also provides much needed relief between the built form and the roadway. The front garden of the Site seems an exception to this pattern, with much of the front garden consumed by paving.

The proposed rear extension appears to be situated on top of the existing conservatory and hardstanding. An email dated 30 March 2026 from the agent states: "There is no change at the front as its all paved already and the rear will have a 3m patio behind the extension." The existing paved driveway, increased building footprint, and the 3m patio in the rear garden front will increase the total impermeable area on an already small parcel but The officer does not object to the proposal.

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:	1 May 2025
Earliest date for decision:	5 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1 May 2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant