

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260776
Site Address:	43 Commons Road, Wokingham, RG41 1JJ
Expiry Date:	25 May 2026
Site Visit Date:	15 April 2026
Proposal: Householder application for the proposed erection of a single storey side extension linking house to garage, insertion of 2no. Dormers to the first floor side elevations plus 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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
990090	Proposed erection of single storey garage linking existing garage to dwelling.	Approved 18/01/2000

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC Landscape and Trees – No objection subject to an informative.
WBC CIL – No comments received.
WBC Ecology – No comments received.
WBC Green Infrastructure – No comment to make.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a detached chalet style bungalow set within a generous plot on the eastern side of Commons Road, Wokingham.

There is no uniform character to properties along Commons Road, they vary in age, style and form.

The application site comprises a detached dwelling with detached garage located along the northern site boundary and a large driveway providing off-street parking.

Proposal:

This application seeks approval for the erection of a single-storey side extension to link the main house with the detached garage, two flat roof dormers to each side of the rear gable and changes to fenestration.

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.

Character of the Area:

Commons Road is a residential street that boasts a range of property types including two-storey detached, semi-detached, terraced, chalet-style bungalows, and bungalows. The host dwelling is set within a large plot and benefits from a detached

garage with large driveway. The proposal includes a single-storey side extension to link the existing detached garage to the main property.

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.

The proposed single storey side extension would infill the space between the existing detached garage and the host dwelling. The extension would align with the front and rear building lines of the garage, would be set back from the principal building line of the dwelling, and would be set down from the main ridge height. As such, the extension would appear clearly subordinate to the host property and would read as a visually recessive addition when viewed from the street scene.

The spatial relationship between the dwelling and the garage currently creates a visually open gap; however, the infilling of this space would not result in an unduly cramped form of development. The proposed footprint and height are limited, and the extension would integrate with the existing built form rather than introduce an incongruous or dominant addition. The set-back from the principal elevation ensures that the extension would not compete visually with the main dwelling or appear as an overly prominent feature within the street scene.

Properties along this section of Commons Road are not uniform in style, appearance or layout and exhibit a variety of architectural forms, roof types, plot widths and building scales. There is therefore no strong or consistent pattern of development that would be undermined by the proposal. In this context, the infilling of the side space would not disrupt any established rhythm or harm the overall character of the road. Furthermore, given the variation in size and scale of surrounding dwellings, the extension would not appear disproportionate when assessed against the host property or the wider street scene.

The proposal also includes two side dormer windows within the existing roof slope. These dormers would have flat roof forms and would be set well down from the main ridge, set back from the eaves, and positioned away from the side edges. This design approach would ensure that the dormers are compliant with BDG guidance and remain subservient to the main roof and not appear overly dominant or visually intrusive. The limited scale and discreet siting of the dormers would preserve the overall pitched roof form and architectural integrity of the dwelling.

In addition, flat roof dormers are already an established architectural feature within the locality, as evidenced by similar dormer arrangements at nos. 39 and 58 Commons Road. The proposed dormers would therefore be consistent with the prevailing character of development in the area and would not introduce an alien or uncharacteristic feature.

Overall, the proposed extension and dormer additions are considered to be appropriately designed, subordinate in scale, and sympathetic to both the host dwelling and the varied character of the surrounding area. The development would not result in harm to the character or appearance of the site or the wider street scene and is

therefore considered to comply with the relevant design and character policies of the Core Strategy and BDG guidance.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the siting of the single storey side extension between the existing detached garage and the host dwelling, the development would be well contained within the plot and would not project beyond the established built footprint of the site. As a result, the proposal would not give rise to any unacceptable loss of light or loss of privacy impacts to neighbouring properties.

The extension would be single storey in nature, limited in depth and height, and positioned such that it would not result in any perceived sense of enclosure when assessed from neighbouring gardens or habitable room windows. Given its scale and location, the proposal is therefore considered to preserve the existing level of residential amenity enjoyed by adjoining occupiers.

The proposal also includes two dormer windows within the main roof slope. These would be sited centrally within the roof, set well down from the main ridge line, and set back from the eaves and side roof edges. Owing to their modest scale and subservient design, the dormers would not result in any overbearing impact or loss of light to neighbouring properties.

While the dormers introduce additional openings at roof level, any potential overlooking impacts can be adequately mitigated through the use of planning conditions. It is therefore considered reasonable and necessary to require the dormer windows to be obscurely glazed and restricted in their opening, in order to safeguard the privacy and amenity of the occupants of nos. 41a and 45 Commons Road.

Highway Access and Parking Provision:

The proposal would include changes to the driveway. The council's Highways officer was consulted and raised no objection to the proposal. They commented:

"Parking

According to the WBC Car Parking Standards, the dwelling of such scale in a 'Urban' location with 7 habitable rooms should provide a minimum of 2 parking spaces. The proposals, as per existing, maintains 2 parking spaces. The proposed driveway will have sufficient space to accommodate three or more spaces on the driveway, this is acceptable.

As per the WBC parking standards, a single garage should measure 3m x 6m and the garage door should measure 2.4m. The proposed double garage does not fully meet these parameters and therefore would not contribute to the parking allocation for the site. Given sufficient space for parking is provided on the driveway and garage parking is not essential for meeting the council's parking requirement, as mentioned above, therefore the parking arrangement is acceptable.

Cycle Storage

It is not specified where the cycle storage is located in the submitted plans, and the proposal is to remove access to the garden due to the garage extension. However, the proposed garage has sufficient space to be used for cycle storage”.

Amenity Space:

The proposal would not alter the size of the existing rear garden space which is considered acceptable to cater for the proposed development.

Landscape and Trees:

Although there are no protected trees on site, there are protected trees within the sites of both side neighbouring properties. The council's Trees and Landscape team were consulted and raised no objection to the proposal. They recommended for an Informative to be attached to any grant of approval relating to the installation of an informal barrier to prevent vehicles or building materials from being stored on the areas of green verge close to the protected trees or root zones. They commented:

“There are three TPO trees located within the neighbouring property, no.45 immediately on the northern boundary (Ref: T4, Oak; T5, Oak; and T6, Pine - TPO-1998-2025). All parts of a tree with a protection order are therefore protected. The existing garage and hardstanding within the Site and adjacent to T4 and T5 are likely to have created a root barrier preventing/discouraging root growth in the direction of the Site by those protected trees. The proposed development is an infill between the existing dwelling and the existing garage and is unlikely to be detrimental to the adjacent trees root zones”.

Ecology:

The application site is located in an area suitable for bat roosts and a bat survey (Bat Scoping Survey, Crossman Associates, Ref: T1148.001) was submitted to support the application. The ecologist concluded that the dwelling remains in good condition and provides no features suitable for roosting bats or nesting birds and is therefore, confirmed as 'negligible suitability for roosting bats'.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

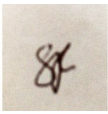
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	12 May 2026
Earliest date for decision:	23 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	18.5.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Great Crested New Impact Risk Zone – Amber and Red

Tree Protection Order - TPO-1998-2025

Emmbrook Ward

Wokingham Parish