

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251499
Site Address:	42 Brook Street, Twyford, Wokingham, RG10 9NX
Expiry Date:	22 August 2025
Site Visit Date:	15 August 2025
Proposal: Householder application for the proposed erection of single storey rear extension including pitched roof.	

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 TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Built Heritage Officer – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

WBC Highways	No objection
WBC Built Heritage Officer	No objection
WBC CIL	No comments
Twyford Parish Council	No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks planning permission for the erection of a single storey extension to the rear of 42 Brook Street, Twyford.

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 dwelling is part of a short terrace of seven dwellings within the Twyford Station Conservation Area that lie on the south-eastern side of Brook Street. The property is of late 19th century period architectural style and detailing, being one of like terraced housing built to provide housing for railway workers as a result of the introduction of the railway to the area.

The proposed infill ground floor extension would create an enlarged kitchen. Owing to its limited size and inconspicuous position to the rear of the property, it would not have a significant impact on the overall character and appearance of the host property. Furthermore, there would be no views of the development from public vantagepoints, and therefore no harm to what is significant about the setting of this Station Conservation Area.

Overall, the proposal would have an acceptable visual impact and complies with policies CP1, CP3 & TB24 of the Development Plan.

Neighbouring Amenity: The protrusion beyond No.45 would be minimal, which in combination with the modest scale of the extension, would prevent any adverse impact upon the amenities of the neighbouring occupants.

Highway Access and Parking Provision: WBC Highways have raised no objection to the development.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race,

religion or belief. 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:	18 August 2025
Earliest date for decision:	31 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18 August 2025

PLANNING CONSTRAINTS/STATUS

Major Development Location of Twyford

Twyford Station Conservation Area