

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250761
Site Address:	10 South Close, Wokingham, RG40 2DJ
Expiry Date:	27 June 2025
Site Visit Date:	13 June 2025
Proposal: Householder application for the proposed erection of a two storey front extension with works to the existing roof, along with a front porch. Followed by a part garage conversion to facilitate habitable accommodation and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Wokingham

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
O/46/69	Erection of 4 detached houses and garages	Approve 19/02/1970

CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection Subject to Condition
WBC Highways – No Objection
WBC Ecology – No Comment Received

External
N/A

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

APPRAISAL
Site Description: A 1970's detached dwelling with a double garage located in the residential area of Wokingham. The property has an open plan front garden and driveway for off street parking and sits within a spacious plot. 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. Proposal: The erection of a two-storey front extension, a front porch, part garage conversion to facilitate habitable accommodation and changes to fenestration. The existing main roof will be modified and have a cross-gable design to incorporate the two-storey front extension that will have a gable roof. The part two storey extension will measure 5.5m in width and 7.4m in height to the top of the pitch. The proposal will include the conversion of the double garage to facilitate an open plan kitchen/dining/sitting room on the ground floor. The first-floor extension above the garage conversion will facilitate a bedroom and 2 no. ensuites. The ground floor will occupy the existing footprint, and the first floor will extend 1.64m forward of the principal elevation. The single storey side extension will have a part sloping/part flat roof to facilitate a single garage with a utility room and WC at the rear. It will measure 8.83m in length, 4.4m in width and 2.5m in height to the top of the eaves. The front porch extension will have a gable roof and door with glazed panels on both

sides of the front elevation. It will be 2.6m wide and be approximately 1m in depth.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

The street scene is a residential cul de sac comprising detached houses and bungalows of a similar age and varying designs. Front gardens have lawns and shrubs. Driveways for off street parking are accessed via the unadopted road. The neighbouring property at no. 11 South Close also benefits from a part two-storey extension and a single garage.

The proposed front porch extension would be approximately 1m in depth and would not project forward of the existing front ground floor roof canopy. The single storey side extension would reduce the separation distance with no. 11 South Close to approximately 3.4m and it would be approximately 1.3m from the site boundary. The first-floor extension would reduce the separation distance with the adjacent building at no. 11 by approximately 5.5m, leaving an approximate gap between the buildings of 7.8m to allow a view through, thereby still retaining significant separation distances between neighbouring properties. The existing roof line would be increased by 5.5m and the roof of the gable extension would be at right angles and approximately 0.85m lower. The eaves height would be the same as existing. Therefore, while a substantial extension to the host dwelling, the proposal would not cause significant harm the character of the area.

Overall, the proposal would comply with policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The ground floor window on the side elevation would serve a WC and replace a door and window. The side elevation window on the first floor would face

onto the side wall of no. 11 where there are no windows. Therefore, there would be no increase in overlooking.

Loss of Light: The proposal would not reduce daylight to neighbouring properties.

Overbearing: The first-floor extension would be approximately 7.8m away from the neighbouring property at no. 11. allowing views through. The BDG recommends that the eaves of single storey extensions should not exceed 3m when within 2m of the boundary and that a gap of 1m should remain with the site boundary. The eaves height of the single storey side extension would be approximately 2.5m, it would be located approximately 1.3m away from the boundary and set back by approximately 0.7m from the front wall of the first-floor extension. The rear wall would not extend beyond the existing rear wall. Therefore, the development would not be overbearing in terms of neighbour amenity.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer has raised no objection and commented: *"The proposal will increase the numbers of habitable rooms from 8 to 9. A garage and three driveway parking are proposed within the red line.*

According to the WBC Car Parking Standards, the development of such scale in urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway will have sufficient spaces for three parking of suitable dimensions, which is acceptable. Despite garage is not essential for complying with the council's parking standards, the Highways welcome the provision of a garage of dimension 6.1m x 4.3m, contributing to 0.5 additional parking space. The proposed direct access to the rear garden is suitable for cycle storage, which is acceptable."

Flooding and Drainage: The Drainage Officer has raised no objection subject to condition and commented: *"The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.*

Suggested Condition

No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan

policies CC09 and CC10.”

However, it should be noted that the proposed extensions would be built on an existing hard surface. Hence, as the proposal does not significantly increase the risk of surface water runoff, it would not be reasonable or necessary in planning terms to impose an approved drainage strategy should this application be approved.

Ecology: The property is in an area suitable for bat roosting. An independent ecology survey conducted on 15th April 2025, found no bats or evidence of bats during the internal inspection of the property or attached garage. In addition, there appeared to be no roosting opportunities for bats within either building.

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:	Yes
Recommendation:	Approve
Date:	16 June 2025
Earliest date for decision:	15 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18/06/25