

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260811
Site Address:	30 Whaley Road, Wokingham, RG40 1QA
Expiry Date:	27 May 2026
Site Visit Date:	23 April 2026
Proposal: Householder application for the proposed erection of a first-floor side extension, erection of a first-floor rear extension, replacement of the existing flat roof to the front ground-floor projection with a mono-pitched roof, and associated alterations 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
192786	Householder application for the proposed part conversion of existing garage to create habitable accommodation (utility room), internal alterations and changes to fenestration to dwelling	Approved: November 2019

CONSULTATION RESPONSES	
Internal	
WBC Property Services – No comments WBC CIL – No comments	
External	
None	

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

APPRAISAL

Context: The application site lies within an established residential area of Wokingham. Planning permission is sought for the erection of a first-floor side extension and first-floor rear extension, together with minor associated alterations to the host 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 proposed first-floor side extension would align flush with the principal front elevation and ridge of the host dwelling, responding directly to the established form and proportions of the property. While it is not set back or set down, as typically recommended for such additions, the extension has been carefully designed to reflect the scale, roof form and architectural style of the main house, resulting in a cohesive and well-balanced appearance. Overall, although the extension would not read as a wholly subservient addition, it is considered to form an acceptable and well-integrated component of the dwelling. The use of matching materials and consistent fenestration further reinforces this integration, maintaining a strong sense of visual unity.

Notwithstanding the above, a further material consideration is the reduction in spacing between the application property and No.28. The retention of gaps between buildings is important to preserve the openness of the street scene and avoid a terracing effect, particularly within an area such as this characterised by a relatively uniform built form. The proposed development retains a gap between the properties above the neighbouring single storey garage. Notwithstanding this, the scale and form of the proposed extension are comparable to a number of other first-floor additions along Whaley Road and wider residential estate. The development would therefore integrate comfortably with the established pattern of development and cannot reasonably be regarded as out of keeping with the character of the area. In addition, the design and placement of the existing first floor extension at No.28 would allow for space to remain between the two properties, ensuring that sufficient separation is maintained at first-floor level to preserve the spacious character of the street scene.

The rear element of the first-floor extension, comprising a hipped gabled form, would have negligible visibility from the public realm and would not give rise to any harm to the character or appearance of the area.

The introduction of a small mono pitch roof along the principal elevation is a minor alteration to the property and would be in keeping with changes made to the surrounding dwellings.

Overall, the proposal would result in an acceptable visual impact and is considered to comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The first-floor extension does not contain any side facing windows, nor create any additional outlook that would materially differ from existing fenestration. As such, there are no overlooking concerns.

Loss of Light & Overbearing: Despite the increase in mass proposed to the side of the property, the first-floor extension would be contained within the built envelope of the existing dwelling and would not significantly encroach beyond the rear elevation of No.28. As such, the enlargement would not cause an unacceptable loss of light or overbearing impact to the neighbouring site.

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 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:	6 May 2026
Earliest date for decision:	6 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	6 May 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Wokingham*