

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250773
Site Address:	199 Hyde End Road, Spencers Wood, Wokingham, RG7 1BU
Expiry Date:	13 June 2025
Site Visit Date:	19 May 2025
Proposal: Householder application for the proposed erection of a single storey rear extension plus changes to fenestration (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location –
Spencers Wood
Bat Roost Habitat Suitability
Great Crested Newt Consultation Zone
Tree Preservation Orders

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 CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
34038	Detached House and Garage	Approved 31 st August 1989

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Landscape and Trees – No Objection
WBC Ecology Newts – No Objection

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

A detached dwelling in the residential area of Spencers Wood. It has a shared entrance and driveway with off street parking. The front of the property is partially screened from the road by tall vegetation planted behind a low picket fence.

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 single storey rear extension to create a dining room and open plan kitchen/family room (part-retrospective), plus changes to fenestration. The extension will measure 3.2m in depth, 4m in width and the maximum height will be 3.6m. It will have a pitch roof, 2 no. rooflights, bifold doors on the rear elevation and a window on the west facing side elevation.

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 immediate street scene is a residential road comprising detached houses of varying ages and designs. The proposed extension would not be visible from the public realm. Therefore, it would not adversely impact the character of the area.

Overall, the proposal would comply with CP1 and CP3 in relation to character of the area.

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.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking: No windows would face onto immediate neighbours at 197 and 203 Hyde End Road and there would be no increase in overlooking.

Loss of Light: The British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice* is advocated to assess impact on daylight and sunlight levels to neighbours potentially impacted by adjacent developments. In this case, the 45-degree angle test is complied with and there would be no additional loss of light to neighbouring properties.

Overbearing: The extension would be single storey and approximately 1.7m from the boundary with 203 Hyde End Road. The eaves height would be 2.3m and the rear elevation would extend beyond the existing wall by 3.2m. Therefore, the proposal is in line with the recommendations in the BDG and would not be overbearing.

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

Highway Access and Parking Provision:

The Highways Officer has commented that the proposal would not increase the number of habitable rooms. Therefore, there would be no impact on access or parking.

Landscape and Trees:

Tree Preservation Order (TPO) 79a/1975, T5 was served on a Scots pine to the west of the plot. The Tree and Landscape Officer has raised no objection to the scheme and commented that "*T5 grows sufficiently far from the site not to be directly impacted by this scheme. The addition will not attract views from the public road.*"

Ecology:

The site is in allocation suitable for bat roosting. However, this proposal does not require disturbance to the main roof. Therefore, a bat survey is not required.

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:	4 June 2025
Earliest date for decision:	25 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	05/06/25