

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260201
Site Address:	36 Luckley Road, Wokingham, RG41 2EN
Expiry Date:	10 April 2026
Site Visit Date:	7 April 2026
Proposal: Householder application for the proposed erection of a single-storey side extension to form a garage, a single-storey rear extension, and a loft conversion incorporating a hip to gable roof extension, a rear dormer, roof lights and a Juliet balcony, with associated alterations to fenestration.	

PLANNING CONSTRAINTS/STATUS

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

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 CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

No Relevant Planning History

CONSULTATION RESPONSES

Internal
WBC Drainage - No objection subject to Condition. WBC CIL WBC Ecology – No objection subject to Informative.
External

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

APPRAISAL
Site Description: A traditional semidetached dwelling in the residential area of Wokingham. The front garden is laid to grass and has a driveway for off street parking that is approximately 10m in depth. The front boundary adjacent to the highway is a low picket fence. The rear garden is approximately 40m in length and the side boundaries are closed board fences approximately 1.8m in height. 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 single-storey side extension to form a garage would be located adjacent to the side boundary with no. 38 Luckley Road. It would measure approximately 6.7m in depth, 3m in width, 2.7m to the top of the eaves and 4m to the top of the sloping roof. The front wall would be in line with the front ground floor bay window. At the rear the would be double doors and an internal door to provide access to the utility room. The single-storey rear extension to enlarge the kitchen and dining room and facilitate a utility room would be located adjacent to the side boundary with no. 34 Luckley Road. It would measure approximately 5.8m in depth (including the roof overhang), 6.8m in width, 2.7m to the top of the eaves and 4m to the top of the sloping roof. It would have a roof lantern, and on the rear elevation there would be bifold doors and a window.

There would be a hip to gable roof extension and rear dormer extension to facilitate the loft conversion to provide an additional bedroom and ensuite. A 3m separation distance between the gable extension and the side boundary would be retained. The rear dormer would be set in and set down by approximately 0.1m and measure approximately 5.6m in length, 2.8m in height and 3.8m in depth. It would have double glazed doors with a Juliet balcony and 3 no. windows.

Procedural Matters

Revised Proposed Floor and Elevation plans were received by the Council on 14th April 2026; and a Revised Location and Site Plan were received on 17th April 2026, and after the consultation date had ended. However, the revised plans reflected a minor amendment to show the roof of the single storey rear extension to be reduced in height adjacent to the boundary. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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 street scene comprises detached and semidetached two storey dwellings, and detached bungalows of varying ages and designs. Front boundary treatments are either mature hedges, low brick walls or fences. Properties are set well back from the highway and grass verges add to the verdant appearance. There are no other examples of hip to gable extensions within proximity of the application site. However, the immediate neighbour at no. 38 has a two-storey side extension and the adjoining neighbour at no. 32 has a garage extension with sloping roof of similar design to the proposal.

In this case, the maximum eaves height and ridge of the hip to gable extension would be in line with existing and there would be a 3m separation distance with the side boundary. The maximum eaves height of the side extension to provide a garage would be approximately 2.5m which is acceptable for development close to a boundary. The front wall of the garage would be in line with the front bay window. Therefore, given that the dwelling is set back 10m from the highway, and the building line of the street is slightly staggered, the rhythm of buildings and gaps between them along the street frontages would not be significantly harmed.

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

Overlooking: There would be no side facing windows overlooking into windows of habitable rooms at no's 34 and 38 Luckley Road. The glazed doors and windows in

the dormer extension would have an oblique elevated views into the private amenity space at no. 34 Luckley Road. Furthermore, the 1 no. window immediately to the west of the glazed doors that would be in closer proximity than the existing windows would be obscure glazed and non-opening below 1.8m from the internal floor level.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. Figure 1 shows that the horizontal 45-degree angle test is breached; Figure 2 shows that the vertical 45-degree angle test is complied with in relation to the rear single storey extension at 38 Luckley Road; and Figure 3 shows that it is marginally breached in relation to no. 34 Luckley Road].

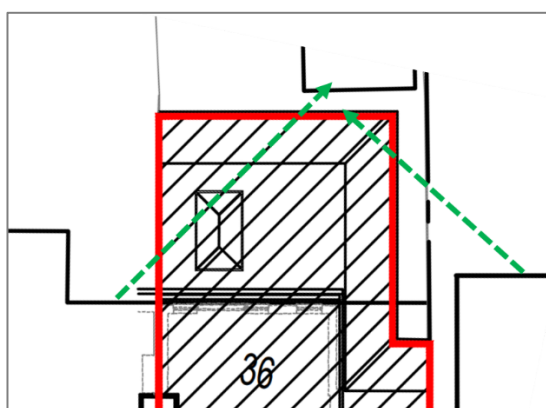


Figure 1 Horizontal 45-degree angle test



Figure 2 Vertical 45-degree angle test

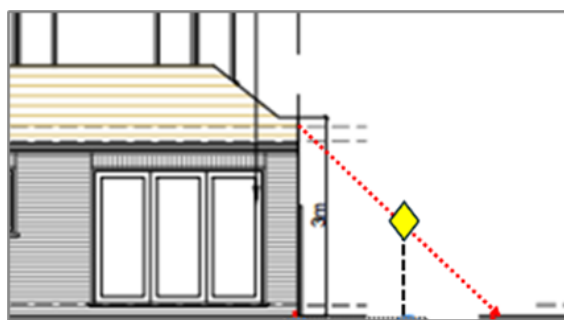


Figure 3 Vertical 45-degree angle test

Whilst a line of 45 degrees would marginally be breached as a result of the extension, the 45 degree rule of thumb is guidance rather than policy, and so is applied on a case by case basis. In this instance, the breach is not considered a robust basis to refuse the scheme given its compliance with local policy in other respects, and given the rear of the neighbouring property faces due north and has limited access to sunlight.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case the hip to gable roof extension would retain a 3m separation distance with the side boundary; the rear dormer extension would be set down and set in marginally from the main roof by 0.1m. The rear single storey

extension would project approximately 5.8m from the original rear wall which is more than is recommended in the BDG. However, it would have a sloping roof and maximum height of 3m adjacent to the boundary with no. 34. Therefore, it would not be visually overbearing to neighbouring occupants given that they would still have access to adequate private space.

Overall, the development would not fully comply with Policy CP3 of the Core Strategy in relation to neighbour amenity but given that it complies with policy in all other aspects, this would not be a robust reason to refuse the application.

Highway Access and Parking Provision: The applicant proposes to increase the numbers of habitable rooms from 5 to 6. According to the WBC Car Parking Standards, the development of such scale in Urban location will require 3 parking spaces within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway has sufficient space to accommodate at least three cars, which is acceptable.

Flooding and Drainage: The Officer raises no objection subject to condition. The existing dwelling is within flood zone 1 but in an area that experiences high groundwater levels.

As the impermeable footprint increases and drainage details have not been provided the following condition is recommended:

Requested Condition

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA. 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.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) 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.

Ecology: The Ecology Officer raises no objection subject to informative.

Informative

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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:	Yes
Recommendation:	Approve
Date:	17 April 2026
Earliest date for decision:	25 February 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	17/04/26