

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260533
Site Address:	Roslaye Cottage, Goring Lane, Grazeley, Wokingham, RG7 1LP
Expiry Date:	11 th May 2026
Site Visit Date:	20/04/2026
Proposal: Householder application for the proposed erection of a single storey rear extension.	

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 CP11- Proposals Outside Development Locations
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM5 - Protection of the Countryside
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

WBC Highways-No objections. WBC Ecology-No objections. WBC Green Infrastructure-No comment.
External
N/A

REPRESENTATIONS	
Parish/Town Council	Shinfield Parish Council has no comments.
Ward Member(s)	No comments received
Neighbours	1 neighbouring comment received: No objection in principal but would like confirmation that this will not affect the current easement/ right of way over this property. <i>Officers note: This matter is not a material planning consideration. Notwithstanding this, the applicant confirmed with the Case Officer on site that the current easement would not be affected by the proposed development.</i>

APPRAISAL
Site Description: The application site consists of a large two-storey end semi-detached property located on Goring Lane within the Countryside. 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 application site falls within designated countryside outside of the settlement boundary and any residential development would have to be in accordance with local and national policies. Policy CP11 of the Core Strategy relates to proposals outside such development limits. It is a restrictive policy designed to protect the separate identity of settlements and maintain the quality of the environment. Policy CP11 states that proposals outside of development limits will not normally be permitted except (summarised): 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and

- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form, or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form, or footprint of the original building.
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
- 7) Affordable housing on rural exception sites in line with CP9.

Commented [KN1]: This is the only criterion relevant to householder extensions

Criterion 4 is relevant in this instance; The application property occupies a generous plot, providing ample capacity for extension without resulting in overdevelopment. Although the proposal would increase the overall massing of the dwelling, the rear addition would remain broadly contained within the existing footprint and built form and is very modest in scale.

Consequently, the scheme would avoid any undue encroachment into the surrounding countryside, with the additional built volume appearing proportionate to both the plot and its semi-rural context. Accordingly, the proposal is considered to comply with Policy CP11.

Character of the Area:

CP1 of the Core Strategy requires the proposed single storey rear extension to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single storey rear extension to be of an appropriate scale, mass, built form, height, materials and character to enhance the area together with a high quality of design.

The proposed single storey rear extension will measure c.3.21m in height, c.4m in depth and c.4.02m in width.

CP3 of the Core Strategy requires the extension to be of an appropriate material and character to the area together with a high quality of design. The proposed single storey rear extension will be made subservient to the existing built form as the materials used to construct the conversion will be made to match the rest of the main dwelling. These are identified on the application form to consist of facing brickwork and white render for the walls, profiled concrete roof tiles, and felt roofing to flat roof areas, and white UPVC doors and windows (with the existing timber painted to be replaced with white UPVC).

The Borough Design Guide advises that rear extensions should not project more than four metres from the main wall of the house. The proposed extension would project c.4m of the rear wall, which is in accordance with the BDG.

Due to the extension's modest scale, limited public visibility and compliance with the BDG, it would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

Due to the single storey nature of the extension and the lack of outlook (other than the dwelling's garden), there are no overlooking concerns.

Loss of Light + Overbearing:

The only adjoining neighbour is no.3 Goring Lane, and the extension proposed maintains a separation distance of 5.19 metres approx. from the side boundary shared with this property. Combined with its modest single storey form, there are no concerns on loss of light or overbearing grounds.

Highway Access and Parking Provision:

The proposals are for the construction of a single storey extension at the rear of the dwelling which would result in a minor increase in habitable space.

Car parking is to be provided in line with WBC Parking Standards. The applicant has not provided a floorplan of the first floor meaning the required level of parking cannot be determined. However, given the increase in one habitable room, and the driveway having ample space to accommodate three car parking spaces, this is not considered to be a concern.

The proposals do not include any changes to the existing side gate providing access to the rear garden, therefore, this remains adequate for cycle storage.

Amenity Space:

4.7 R16 of the Borough Design Guide states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable." The current garden space is c.30.59m in depth and c.13.23m in width. The proposed single storey rear extension will reduce the rear garden depth to c.26.56m in depth with the width remaining the same, which is an acceptable length.

Ecology:

WBC Ecology states "The property support habitat and features of suitable for use by bats and bat have been recorded in similar buildings locally and across the Borough."

Bird and bats and many other species active at night are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under the above wildlife legislation.

The application is not supported by a bat survey report that establishes whether bats are present, impacted by light pollution or include proposals to mitigate impacts.

Despite this, the nature of the proposed works are unlikely to result in any harm to this protected species. As such, an informative will be placed on the decision notice reminding the applicant that 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.

Conclusion:

In conclusion, the proposed single storey rear extension would not detrimentally harm the character and appearance of the area and would not harm neighbouring amenity. It is compliant with CP1 and CP3 of the Core Strategy. Accordingly, it 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:	22 nd April 2026
Earliest date for decision:	8 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.04.2026

PLANNING CONSTRAINTS/STATUS

Network Rail Railway Consultation Zone

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zone