

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260685
Site Address:	5 Loxwood Close, Three Mile Cross, Wokingham, RG7 1BX
Expiry Date:	18 May 2026
Site Visit Date:	30 March 2026
Proposal: Householder application for proposed erection of single story front, single storey rear and first floor extension over existing garage including demolition of existing veranda.	

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
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

WBC Ecology Newts- WBC Ecology Newts have no comments.
WBC Ecology- No objection subject to conditions.

External

N/A

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council has no comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on Loxwood Close within the major development of Spencers Wood and Swallowfield.

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, within the major development of Spencers Wood and Swallowfield. 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:

CP1 of the Core Strategy requires the proposed erection of single-story front, single storey rear and first floor extension over existing garage including demolition of existing veranda. to maintain or enhance the quality of the environment.

CP3 of the Core Strategy requires the proposed erection of single-story front, single storey rear and first floor extension over existing garage including demolition of existing veranda 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 front extension will measure c.3.68m in height, c.1m in depth from the main wall and c.4m in width, creating an extended bay window addition to the site's frontage. The scale of the extension is modest and is architecturally in keeping with the host dwelling and neighbouring properties. It would therefore have an acceptable impact on the character of the area.

The proposed single storey rear extension will measure c.3.94m in height, c.1.8m in depth and c.8.5m in width. Its hipped roof form is in-keeping with the host dwelling, and its modest depth and visual screening from the public realm raises no concerns from a character perspective.

The first floor side extension would adopt a hipped roof form and would be set down from the main ridge line of the host dwelling, and would be offset approximately 0.5 metres from the side boundary shared with no.4 Loxwood Close. Whilst the extension would not be set back from the main building line, the extension would be a subservient addition to the dwelling and would not be overly prominent, with any terracing effect concerns overcome by the extension's offset from the side boundary. Overall, it would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

Due to the single storey nature of the front and side extensions, there are no overlooking concerns related to this elements of the proposals.

On the proposed first floor extension, there would be no windows on the side elevation. 1no window is located on the rear serving as bedroom window and one window on the frontage that would serve an office.

The first-floor extension has the same outlook as the existing first floor of the dwelling. The distance between the neighbouring properties remains the same and no new means for overlooking are created.

Loss of Light:

Due to its scale and relationship with surrounding properties, there are no loss of light concerns related to the single storey front extension.

Due to the very modest depth of the single storey rear extension, there are no identified loss of light impacts regarding no.4 Loxwood Close, with the rear extension passing both the vertical and horizontal BRE 45 degree tests.

The proposed first floor extension is modest in depth, with the only neighbouring elevation impacted being no.4's eastern side elevation which includes a small ensuite window (a non-habitable room). Due to the 3.1 metre separation distance between the extension and this window, there are no concerns of adverse losses of light to the neighbouring property.

Overbearing:

Due to its scale and relationship with surrounding properties, there are no overbearing concerns related to the single storey front extension.

Due to the very modest depth and height of the single storey rear extension, there are no anticipated overbearing impacts onto no.4 Loxwood Close.

With regards to the first-floor extension, the 3.1 metre separation distance between the extension and no.4's ensuite window in the eastern elevation of the neighbouring property, there are no anticipated overbearing impacts on these grounds.

Highways:

The proposed development would result in an increase in one habitable room. The site has adequate space on site for three external parking spaces, plus the existing garage which counts as 0.5 of a space as per the Council's Parking Standards. Therefore, there is sufficient parking provision on site to accommodate the proposed development.

Landscape and Trees:

There are no arboricultural or landscape character concerns associated with the development.

Ecology:

The WBC Ecology officer states:

"The main void and attached garage were of a suitable size and condition for void dwelling bats, such as the Brown long-eared bats. There was no evidence was observed and I agreed it is currently unlikely void-dwelling bats are present. Externally a single gap hanging tile at the apex of the rear gable may provide access to a crevice roost site for crevice-dwelling bats e.g. Common and Soprano pipistrelle. The owner and the contractor must be aware "*evidence of crevice-roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation*". Bird droppings were visible at the southeastern corner of the rear gable, which corresponded with nesting material observed internally. There was no access gap for birds identified, thus the Ecologist concluded that repair work has been carried out before the PRA was completed.

I am satisfied with the survey methodology and effort. I agree with the conclusion that the property is of low potential suitability for bats. If no works impact the gap behind a hanging tile at the apex of the rear gable, the development would be unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. The LPA, the Agent and the Owner must be made aware that the PRA is only valid for 12 months (CIEEM 2019).

Provided that no development works are carried out affecting the potential bat roost features, there are no ecological objections."

The Ecology Officer has requested a condition, implementing a time limit on the development before further survey work is required. This condition conflicts with the standard 3-year timescale condition, and any potential impacts to bats (not covered by appropriate mitigation) is subject to separate legislation from planning. As such, it will not be implemented on the decision notice if a recommendation to approve is issued.

Amenity Space:

Section 4.7 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 proposed single storey rear extension will result in a minor loss of c.1.8m of rear garden space. However, there will be sufficient space remaining with c.9.32m in depth and c.15.40m in width.

Conclusion:

In conclusion, the proposed erection of single-story front, single storey rear and first floor extension over existing garage including demolition of existing veranda would not

detrimentally harm the character and appearance of the area, would not significantly harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. 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:	Yes
Recommendation:	Approve
Date:	15 th May 2026
Earliest date for decision:	13 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.05.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant