

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260318
Site Address:	9 Phoenix Avenue, Wokingham, RG40 1PS
Expiry Date:	13 April 2026
Site Visit Date:	9th April 2026
Proposal: Householder application for the proposed erection of a part two storey part first floor side extension and a single storey rear extension, plus conversion of the garage to habitable accommodation, installation of a single storey pitched roof and canopy to the front, and changes 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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H1 – Housing mix, density and standards H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Property Services- No comments received
WBC Digital Solutions Scanning-No comments received
WBC Landscape and Trees- No objection subject to condition(s)
WBC CIL-No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a semi-detached two-storey dwelling with associated parking and landscaping in the residential area of Wokingham. The site is surrounded by dwellings that follow the same character and design.

Proposal: This application seeks permission for the proposed erection of a part two storey part first floor side extension and a single storey rear extension, plus conversion of the garage to habitable accommodation, installation of a single storey pitched roof and canopy to the front, and changes to fenestration.

The proposal comprises a part two-storey, part first-floor side extension. The two-storey element would measure approximately 5.5 metres in depth, 3 metres in width, and 2.2 metres in height to the ridge. At ground floor level, the extension would extend to a depth of approximately 7.3 metres, spanning over the existing kitchen/ dining area, with a width of 3 metres and a height of 2.2 metres to the ridge.

The proposed extensions would incorporate the existing garage and would provide a utility room, W/C and study at ground-floor level, with a bedroom and shower room at first-floor level.

The proposal also includes a canopy to the front and fenestration changes to the front, side and rear of the 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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Phoenix Avenue and the surrounding estate comprise of dwellings that follow the same character and design. A number of dwellings throughout have benefitted from two-storey side and rear extensions which are visible from the street scene and don't detriment the character of the area.

The National Planning Policy Framework (NPPF) and the National Design Code places significant emphasis on the planning system securing good design. NPPF paragraph 131 states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development"*.

Paragraph 139 states that *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*

The proposed extensions will be positioned to the side and rear of the dwelling and as aforementioned will facilitate a utility, W/C and study at ground floor level, and bedroom and bathroom at first-floor level. The proposed first-floor extension would align with the existing ridge line and reflect the design and form of the host dwelling's roof, while the single-storey rear extension would incorporate a flat roof design.

The extensions appear modest in scale and a subservient and sympathetic addition to the host dwelling. The proposed fenestration changes to the front, and rear elevation at ground floor level causes no concern regarding overlooking as they are small in scale and the proposed windows would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens. As such, the proposal would not result in a detrimental loss of privacy.

R23 of the BDG (Borough Design Guide) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The proposal is modest in scale, and the design of the extensions will utilise materials that relate well to the existing dwelling, as such the proposal will not have a detrimental impact of the street scene and respond positively to the public realm and propose no harm to the character of the area.

The development will retain separation to the side boundary and the neighbouring dwelling and the spatial characteristics of the area will be maintained.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a "high standard of amenity for existing and future users". This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining

occupiers.

The proposed extensions will be positioned to the side and rear of the dwelling. The proposed side extension will be positioned over the existing garage and retained within the boundary. As aforementioned, the proposal would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens. As such, the proposal would not result in a detrimental loss of privacy.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact

Highway Access and Parking Provision: The proposed block plan shows parking spaces for three vehicles. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways has been raised.

Landscape and Trees: The Council's Landscape and Tree Officer raise no objection in principle to the proposed extensions and alterations to the main dwelling, including works to the front, side and rear elevations, roof, and fenestration. The proposed footprint of the development would remain within the existing building footprint and/or areas of existing hardstanding within the site.

"It is noted that there are precedents for similar extensions within the locality, including at Nos. 1 and 5. There are no protected trees within the site that would be affected by the proposed works. An existing hedge is present along the front garden boundary. In addition, a tree visible in Google Street View imagery from May 2023 appears to have been removed, with a stump observed during the site visit on 9 March 2026".

As part of the application, the Landscape and Tree Officer require clarity regarding the proposed landscaping treatments to both the front and rear gardens of the site. Text included on the Block Plan within Proposed Floor Plans, Elevations & Roof Plan (Cranford Design Ltd, Ref: D3184-02, January 2026) indicates that additional parking "space can be provided on a porous substrate may be proposed." However, the extent and nature of the proposed hard landscaping to the front garden and driveway remain unclear.

In addition, details relating to boundary treatments, as well as the proposed hard and soft landscaping to the rear garden, have not been clearly defined.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	8 April 2026
Earliest date for decision:	11 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.04.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant