

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260460
Site Address:	15 Sandhurst Road, Wokingham, Wokingham, RG40 3JG
Expiry Date:	14 May 2026
Site Visit Date:	13 April 2026
Proposal: Householder application for the proposed erection of a part single/part two storey rear extension following demolition of the existing conservatory, plus erection of a front canopy roof including alterations to the existing front roof, changes to external materials and erection of a detached car port.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection
WBC Ecology – No objection subject to informative

External

None

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council object to this application as the proposed car port is in front of the building line.
Ward Member(s)	No comments received
Neighbours	One neighbour has commented in objection, and the reasons are summarised below: - Two storey rear extension would be overbearing and cause a loss of light. <i>Officer comments: This is assessed within the 'Neighbouring Amenity' section of the main report below.</i> - The extension would impact the outlook from the rear Juliet balcony at no. 13. <i>Officer comments: The main outlook from the Juliet balcony is down the rear garden, and it is not deemed that the proposed extension would significantly impact upon this outlook.</i> - The extension would impact upon light received to the principal patio. <i>Officer comments: Given the location of the patio in relation to the extension there may be a degree of light lost in the morning, however, for the latter half of the day there would be no impact upon light received and in this instance this limited impact does not warrant refusal of the application.</i> - No arboricultural impact assessment has been submitted for the hedge along the boundary with no. 13. <i>Officer comments: The proposed hedge is set over 1 metre from the proposed works and as the hedgerow is not protected by a TPO, there is no requirement for an AIA.</i>

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a part single, part two-storey rear extension to provide an enlarged kitchen and dining room at ground floor level, and to extend the upstairs bedrooms and provide two additional bathrooms at first floor level. The erection of a front porch canopy, plus alterations to the existing

single storey front roof. The erection of a car port at the front of the dwelling. Plus, changes to fenestration.

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:

Rear Extension

The proposed part single, part two storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) as the extension is set 1 metre from the boundary with the neighbouring property. Given the proportionate scale and unimposing design, the rear extension would have an acceptable impact on the appearance of the dwelling and wider character of the area. Additionally, the dwelling is well-screened and set back from the street scene, which further demonstrates that the rear extension, which would only be partially visible from the public domain, poses no harm to the character of the area.

Changes to Fenestration

The proposed first floor side windows pose no harm to the appearance of the dwelling or to the wider character of the area.

Porch Alterations

The proposed porch alterations include the changing of the flat roof to a pitched roof, and the erection of a small, pitched roof canopy that only projects 0.6 metres from the existing porch. Given the modest nature of these alterations, it is deemed that they would not impact upon the appearance of the host dwelling or the wider character of the area.

Car Port

Guidance in the BDG states that garages should not be sited in front gardens but should be to the side or rear of a dwelling. Here, the proposed car port is sited in front of the property on the existing driveway. Whilst this may not strictly comply with the guidance in the BDG, the location of the proposed car port is well screened from the street scene by a tall hedgerow along the site's frontage as demonstrated below in the Google Maps screenshot in Figure 1. Additionally, no. 21, which shares the same access, also has a garage sited on the front driveway. Therefore, it is deemed that the proposed car port, by virtue of the substantial screening along the site's frontage, poses no harm to the character of the area.



Figure 1: Google Maps street view of the application site.

Neighbouring Amenity:

Rear Extension

The single storey element of the proposed rear extension will extend 5 metres from the rear of the dwelling and retains a minimum separation to both side boundaries of 1 metre. As such, there are no concerns with regards to overlooking, overbearing or loss of light.

The two-storey element of the rear extension will extend 2.9 metres from the rear elevation and is set 1 metre from the nearest boundary with no. 13. No windows are proposed on the side elevation of the extension and therefore there are no concerns relating to overlooking. With regards to loss of light and overbearing, it has been demonstrated on the submitted Block Plan that the two-storey element complies with the 45-degree horizontal test as advocated within the BDG and the British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". Additionally, there is a large hedgerow along the boundary that would screen this development from the neighbouring property at no.13. Therefore, it is not considered that the two-storey rear extension would cause any significant overbearing or loss of light impacts to neighbouring properties.

Changes to Fenestration

Two new windows are proposed at first floor level, one to each side elevation, to serve the new bathrooms. To ensure that there are no overlooking concerns associated with these windows, a condition is recommended to ensure that they are obscure glazed and non-opening below a height of 1.7 metres above the finished floor level.

Porch Alterations

The proposed porch canopy and front roof alterations are single storey in nature. As such, it is deemed that they pose no harm to neighbouring amenities with regards to overlooking, overbearing or loss of light.

Car Port

The proposed car port is located on the front driveway and is single storey in nature. The site is well screened by tall hedge rows along the front of the property and as such there are no concerns with relating to overlooking, overbearing or loss of light.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

Community Infrastructure Levy (CIL):

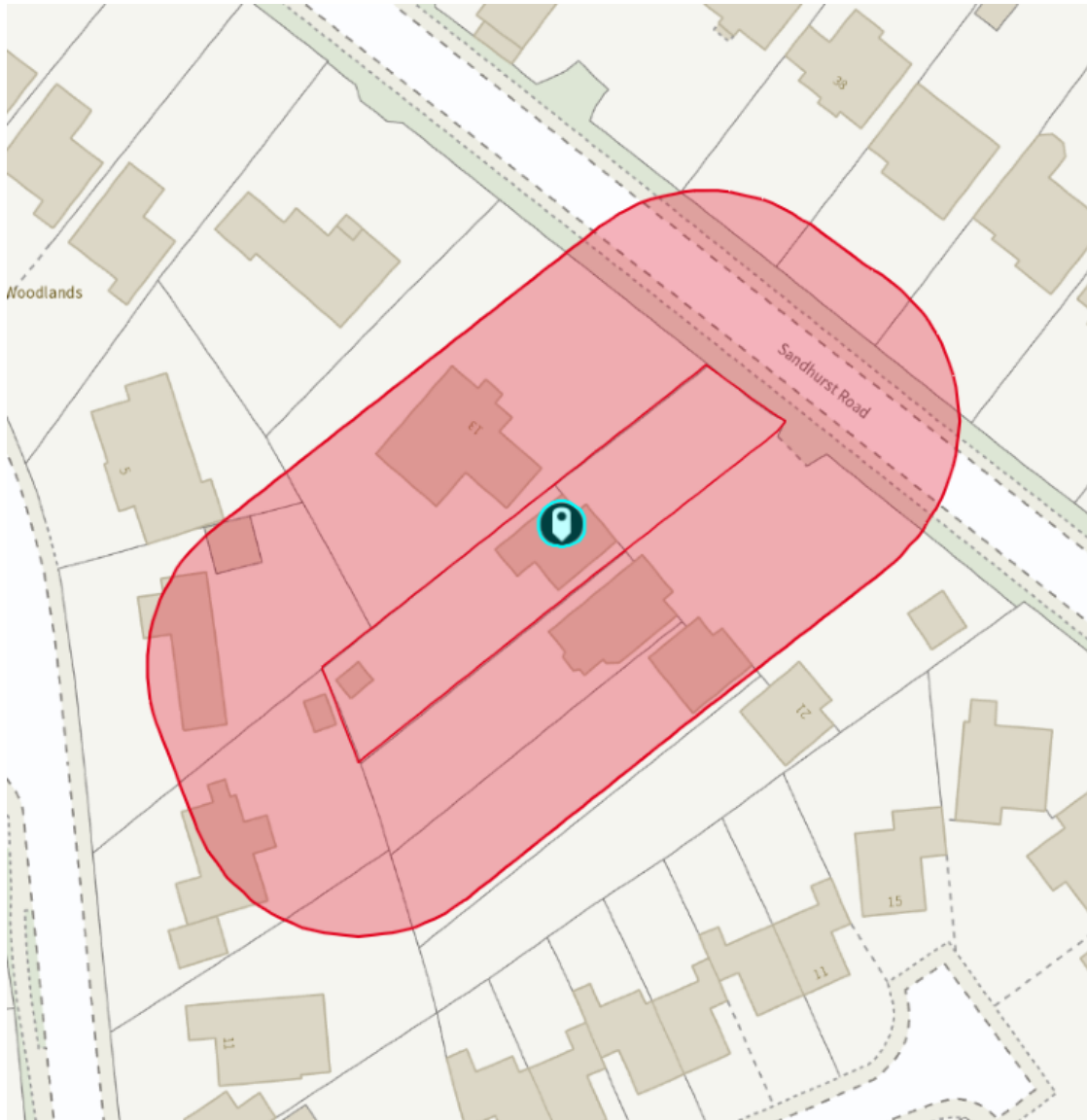
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	7 May 2026
Earliest date for decision:	9 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07/05/26

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Finchampstead North

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	WU1005	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	WV1004	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	WW1004	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	WX1004	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000430000&es=11401&location=481146,167261%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Forested and Settled Sands

Wards | Total count: 2

#	Name of area	Closest Approximate Distance
1	Finchampstead Ward	0 m
2	Wescott Ward	6.19 m

Parishes | Total count: 2

#	Name of area	Closest Approximate Distance
1	Finchampstead CP	0 m
2	Wokingham CP	6.19 m