

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260920
Site Address:	34 Bowyer Crescent, Wokingham, RG40 1TF
Expiry Date:	27 May 2026
Site Visit Date:	Wednesday 20 th May 2026
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.	

PLANNING HISTORY

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

REPRESENTATIONS

Neighbours	1 objection as follows; - Overbearing impact and loss of outlook. <i>The proposed 3-metre rear extension would bring the building significantly closer to my property. This would create an overbearing effect and result in an unacceptable loss of outlook from a bedroom window. The reduced separation distance would make the extension feel oppressive when viewed from my property.</i> - Loss of privacy and overlooking <i>The reduction in separation distance by 3 metres, combined with the proposed roof lights in the extension, would increase the potential for overlooking and loss of privacy to my bedroom window. The submitted plans do not appear to include adequate mitigation measures</i> - Harm from the wood burner flue <i>The installation of a wood burner with a 6-metre-high flue would introduce a visually prominent and intrusive feature close to my boundary. This would cause further loss of outlook and harm to residential amenity. The flue also raises concerns regarding smoke, emissions and air quality impacts on my bedroom, dining and kitchen areas and I am concerned about exacerbating existing health conditions in my family.</i>
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APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Wokingham. The surrounding area consists of one neighbouring dwelling that has the same design and architectural style.

Land/ Property Designations: There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015). The site *is* subject to wildlife or habitat designations, being in an area that holds potential to support bat roosts

Consultation: All adjoining neighbouring properties were consulted on 20 April 2026 and given the statutory 21 days to respond. 1 objection has been raised which will be discussed below.

Proposal: The proposed rear extension would approximately be 6 meters in depth, 8.6 meters in width and eaves height of 2.8 meters.

The plans have been amended to remove the proposed flue.

Compliance with GPDO: A.1 (g) (i) of Schedule 2 (Part 1) (Class A) of the Town and Country Planning (General Permitted Development) Order 2015 states the single storey extensions should not extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling, or 6 metres in the case of any other dwellinghouse. The property is detached and measures 6 meters, therefore complies with this section.

Part A.1 (g) (ii) states that rear extension should not exceed 4 meters in height. Measured to the top of the roof, the extension is 2.82 meters, therefore complies with this section.

Part A.1 (i) requires that the eaves height does not exceed 3 metres when the development is within 2 metres of the boundary. The proposal is set right to the boundary, however, has an eaves height of 2.82 meters, therefore complies with this section.

Neighbouring Amenity: The proposed extension would extend between 6 to 2.78 meters from the rear of the dwelling and is single storey. The proposed rear elevation includes 1 No small window and glazed doors, along with 4. No rooflights. The rear windows in the proposed elevation area at single storey level and therefore will not overlook any primary neighbouring amenity spaces such as gardens or patios. The existing garden is enclosed by solid boundary treatment and intermittent vegetation which further limits any potential overlooking or loss of privacy.

The Borough Design Guide (BDG) states that buildings should retain some form of amenity space in order to provide adequate levels of privacy. Approximately back to flank elevations should retain 12 meters in distance in order to provide adequate levels of privacy. In this case, the separation distance between the rear elevation of the proposed extension and the flank elevation of No. 7 Headington Close would be approximately 11 metres. Whilst this falls slightly below the preferred distance set out within the Borough Design Guide, the proposal is single storey and would be screened by existing boundary treatments, including trees and hedgerow and a 6ft timber fence.

As such, a sufficient level of separation and privacy would be maintained between the properties. Furthermore, the application site backs onto the side and front of the neighbouring house and not the rear private amenity space of this dwelling. Therefore, the proposal would not give rise to overlooking, nor would it result in unacceptable impacts in terms of loss of light or overbearing.

Additionally, No. 7 Headington Close does not contain any first-floor windows facing towards the rear of No. 34 Bowyer Crescent, therefore would not materially detract from the outlook of any habitable rooms.

It is noted that an objection has been received from No. 7 Headington Close in relation to the impact of the proposed flue. Amended plans have been received removing the flue and this no longer forms part of the application proposal.

Overall, for the reasons set out, the development would not have a detrimental impact on neighbour's amenity.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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: Whilst 1 objection has been received from a neighbour the proposal does not give rise to any form of harm to neighbouring amenity. As such, the prior approval of the Local Planning Authority is not required in this instance.

RECOMMENDATION

Recommendation:	Approve
Date:	26 May 2026
Earliest date for decision:	12 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	17.07.2026