

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250853
Site Address:	29 The Square, Spencers Wood, Wokingham, RG7 1BS
Expiry Date:	12 September 2025
Site Visit Date:	27 June 2025
Proposal: Householder application for the proposed erection of part single part two storey side and rear extensions following demolition of existing single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zones
Areas of Special Character
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Landscape Character Assessment
SSSI Impact Risk Zones

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 TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
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970764	Proposed Erection Of Five Dwellings	Refused 11/01/1999
163287	Full application for the proposed erection of 2no detached dwellings.	Refused 03/02/2017

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to informative.

WBC Ecology – No objection subject to informative.

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to erect a part single storey part first floor rear extension to provide a utility room and a living room area at ground floor level and an extension to the bathroom at first floor level, following the demolition of the existing single storey rear extension (boot room). Plus, the erection of a part single part two storey side extension to provide a larger kitchen and dining area and an entrance hall at ground floor level, and to provide a master bedroom and ensuite bathroom at first floor level.

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:

In order to have an acceptable impact upon the character of the area, Policy CP3 of the Core Strategy states that development must be of a high quality design and should

be appropriate in terms of its scale of activity, mass, layout, built form, height and use appropriate materials. Additionally, Policy TB26 of the MDD Local Plan states that planning permission will only be granted for proposals affecting Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the area and its setting.

Rear Extension

The single storey element of the proposed rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property no. 27. However, the proportionate scale and unimposing design ensures that this element would have an acceptable impact on the appearance of the dwelling and the wider area. The extension is to the rear of the property where it would not be visible from the public domain, and this ensures that this element of the proposal poses no significant harm to the character of the host dwelling or to the surrounding Area of Special Character.

The first-floor element would project 1 metre beyond the existing first floor rear building line and it is set right on the boundary with the neighbouring property. Guidance in the BDG states that two storey rear extensions must be carefully positioned and designed to minimise any potential impacts upon neighbours, and that the maximum eaves and ridge height should be no more than those of the existing property. The proposed ridge height is set down 0.6 metres from the ridge height of the main property and the eaves height will match that of the existing dwelling. This would ensure that this element of the proposal appears as a subservient addition, and it is not deemed that it would detract from the appearance of the host dwelling or character of the area.

Side Extension

The proposed part single part two-storey side extension would extend 4.3 metres from the side of the dwellinghouse. Guidance in the BDG states that “side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary”. At ground floor level the proposed side extension is set back from the building line by 3.1 metres and is set back 7.3 metres at first floor level. The ridge height of the side extension is set 0.6 metres down from the ridge height of the main roof, and there is a separation distance of over 9 metres to the boundary with no. 35. The side extension therefore fully complies with the guidance in the BDG. As such, despite its considerable width, it is deemed that the side extension would still appear as a subservient addition to the dwelling and therefore the extension poses no harm to the character of the area.

Neighbouring Amenity:

Rear Extension

Following the demolition of the existing storeroom, the proposed single storey rear extension would extend 4.4 metres beyond the existing rear building line (2 metres beyond the rear of the storeroom) and 2 metres beyond the rear of the neighbouring property. The rear extension is single storey in nature and there are no windows on the side elevation facing the immediate neighbouring property no. 27, and therefore there are no concerns on loss of light or overlooking grounds. To avoid being overbearing guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed rear extension

is set right on the boundary with the neighbouring property, and an eaves height of 3.4 metres does not comply with this guidance relating to overbearing. However, this boundary with the neighbour is heavily planted and therefore it is not deemed that the rear extension would have a significant overbearing impact upon the neighbouring property. Overall, the single storey element of the rear extension poses no significant harm to neighbouring amenities.

The proposed first floor rear extension would extend 1 metre beyond the rear of the neighbouring property no. 27, and it is set right on the boundary with this neighbour. Given that the extension only extends 1 metre beyond the neighbouring property, it is not deemed that it would have a significant overbearing impact. However, in terms of loss of light, there is a window on the rear elevation of the neighbouring property that is set very close to the boundary. This window would likely experience a slight loss of light as a result of the extension, however, this window serves a bathroom which is not a habitable room and therefore it is not considered that any potential loss of light would be significant enough to warrant refusal of the application. With regards to overlooking, there are no windows proposed on the side of the extension facing the neighbouring property and therefore there are no concerns with regards to overlooking. Overall, the first-floor element of the rear extension poses no significant harm to neighbouring amenities.

Side Extension

The proposed part single, part two storey side extension is set over 9 metres from the boundary with the neighbouring property no. 35. Given the substantial separation distance to the boundary, there are no concerns on neighbouring amenity grounds relating to overbearing or loss of light. In terms of overlooking, there are no windows proposed at first floor on the side elevation of the extension and therefore there are no concerns on neighbouring amenity grounds relating to this. Overall, the side extension poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposals pose no harm to 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, 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.

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:	Yes
Date:	25 September 2025
Earliest date for decision:	4 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	25/09/25

PLANNING CONSTRAINTS/STATUS
Insert where relevant