

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251822
Site Address:	8 Owl Close, Wokingham, Wokingham, RG41 3HY
Expiry Date:	13 October 2025
Site Visit Date:	3 October 2025
Proposal: Householder application for the proposed erection of a part single part two storey rear extension and single storey front porch extension.	

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 CC02 – Development Limits 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 DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
16486	Erection of 159 residential units with garages and associated car parking	C/A – 04/02/1982

CONSULTATION RESPONSES

Internal

WBC Highways: No objection
WBC CIL: Advice regarding CIL matters

External

None consulted

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One comment (not including duplicates) received objecting on the following grounds: - Proposed rear extension would be built on the shared boundary line, would indicate that the roof and foundations would encroach the boundary. <i>Officer's Comment: The submitted plans show the proposed extension within the curtilage of the application site. The applicant has advised that the roof and guttering will not overhang either side boundary adjoining Nos. 7 & 9 Owl Close. Boundary disputes are not a material planning consideration. This planning consent does not authorise the applicant to access or carry out any works on their neighbour's land or property without first obtaining their consent, or obviate the need for compliance with the requirements of the Party Wall etc Act 1996. An informative is recommended which reminds the applicant of these requirements.</i> Two further representations received which make the following comments/queries: - Boundary ownership disputes and the need to comply with the Party Wall Act during construction. <i>Officer's Comment: See above, any party wall agreement would need to be sought separately outside of the planning process.</i> - Noise/disturbance (including access) concerns during the build. <i>Officer's Comment: This is not a material planning consideration and therefore a condition to control the construction works cannot be imposed. Any adverse noise/disturbance during the works can be reported to the Council's Anti-Social Behaviour team.</i> - The submitted plans are unclear. <i>Officer's Comment: Following discussions with the applicant, Officers are satisfied that the submitted plans adequately show the proposed extensions. See 'Proposal' section of the report below.</i>

APPRAISAL
Site Description: The application site is a mid-terraced dwelling located within the 1980s Woosehill Development in Wokingham. The property is set off the northern end of the cul-de-sac (Owl Close) fronting public open space and is accessed by a footpath which

feeds into the network of public footpaths connecting the wider estate. It does not appear that the dwelling has been significantly altered since its construction.

Proposal:

This application proposes the erection of a part single, part two storey rear extension and a single storey front porch extension to the existing dwelling. The proposed front porch extension is fairly modest in terms of its size and scale. With a mono-pitched roof form approximately 3.4m in height it would project beyond the existing principal (front) elevation by approximately 1.6m with a width of 2.05m.

The rear extension would project beyond the existing rear elevation by approximately 4.5m at ground floor level, and 1.25m at first floor level. The first floor element would be set down from the main ridgeline at a total height of approximately 6.6m with a gable roof form, while the ground floor element would have a flat roof form at a total height of approximately 3.05m.

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.

Design and Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. 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.

Owl Close comprises a mix of terraced and link semi-detached dwellings which are fairly uniform in terms of their overall architectural style and form, different coloured exposed brickwork distinct the rows of terraces. Within the wider estate there is more variety in terms of housing types and form with some examples of later additions visible. The site sits on a staggered principal (front) building line which addresses the curved footpath.

In respect of the proposed rear extension, at first floor level it would appear as a subservient addition to the host dwelling due to its fairly modest depth and its complimentary gable roof form which would be set well down from the main ridgeline. While the extension would considerably project beyond the shared rear building line

at ground floor level, it would not be a disproportionately sized addition in terms of its footprint. Moreover, its bulk would be sufficiently mitigated by its flat roof form and appropriate eaves height.

While there are no similar examples of enclosed porch extensions on the street scene, the proposed front extension would be a fairly modest addition to the host dwelling. Moreover, it would remain well set back from the site's frontage and would not add significant bulk due to its pitched roof form and set in from the north-eastern boundary adjoining No.9 Owl Close. The proposed use of external materials in keeping with the existing would further mitigate the visual impact of the scheme.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Overlooking: No windows are proposed on the flank (side) elevations of the rear extension at first floor level. To prevent any direct overlooking opportunities onto adjacent neighbours, a condition is recommended to restrict the insertion of any first floor windows on these elevations without consent. The proposal would retain a back to flank separation distance of approximately 15.3m from No.37 Flamingo Close to the north-west which is acceptable.

Loss of Light: The proposed rear extension would project beyond the existing shared rear building line with both adjacent neighbours (Nos. 7 & 9 Owl Close). The applicant has annotated on the submitted proposed first floor plan 2no. 45 degree lines (horizontal) taken from the closest rear fenestration at first floor level serving Nos. 7 & 9, in accordance with BRE guidance, which demonstrates that the proposal would not directly conflict with the level of light received by this fenestration.

Measurements taken from the closest ground floor rear fenestration serving Nos. 7 & 9 also indicates that the first floor element would not directly impact upon the level of light received by these rooms. Upon reviewing the submitted plans and observations on the site visit it is agreed that the proposal would accord with the Borough Design Guide and BRE Guidance in this respect.

In respect of the ground floor element, while it would encroach beyond the shared rear building line with Nos. 7 & 9, any potential loss of light impact on the rear facing windows and garden space would be sufficiently mitigated due to its modest eaves height and flat roof form. Due to its modest depth and set back from shared boundary line with No.9 Owl Close there are no loss of light concerns in respect of the proposed front porch extension.

Overbearing: The Council's Borough Design Guide (BDG) indicates that a 1m separation distance for ground and first floor extensions should be provided to maintain privacy and limit sense of enclosure. However, in this instance, due to the fairly modest limited depth of the first floor element, there would no adverse overbearing impact by this element on the adjoining rear garden spaces serving Nos. 7 & 9 Owl Close. While the ground floor element at the rear would be sited in very close proximity to the boundaries shared with Nos. 7 & 9, and result in a change of outlook from both neighbours, due its relatively modest ridge height (which complies with the BDG 3m height guidance) and flat roof form its design would sufficiently mitigate any potential overbearing impact. Moreover, the majority of both neighbour's private amenity space, which is notably more spacious than the application site, would be largely unaffected by the proposal.

Overall, any potential harm on neighbouring amenities has been sufficiently mitigated, prohibiting the introduction of adverse harm over and above the existing level of amenity. The proposal is therefore compliant with Core Strategy policy CP3.

Amenity Space:

Section 4.7 of the Borough Design Guide SPD provides guidance on the provision of amenity space and recommends that 11m is a generally suitable depth for private garden space. In this case, the proposed 4.5m deep rear extension would conflict with this guidance as the remaining garden length would be reduced to approximately 8m. However, the remaining amenity space, circa. 33sqm in size, would remain an appropriate amount of garden space for the size of the dwelling (two bedroom) and remain usable.

Subject to conditions, the application is acceptable and is therefore 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:	Not required
Recommendation:	Approve
Date:	9 October 2025
Earliest date for decision:	8 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/10/25

PLANNING CONSTRAINTS/STATUS

- *Major Development Location – Wokingham*
- *Landscape Character Assessment Area – Wokingham-Winnersh Settled and Farmed Clay*