

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260693
Site Address:	18 Hughes Road, Wokingham, RG40 1UJ
Expiry Date:	18 May 2026
Site Visit Date:	15 April 2026
Proposal: Householder application for the proposed single storey rear extension following demolition of existing conservatory.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
132206	Proposed erection of two storey side/rear extension and single storey front extension to dwelling to No. 18. Demolition of existing outbuildings at Nos. 18 & 16, Hughes Road	Approve - 05 February 2014
170774	Application for a certificate of lawfulness for the proposed conversion of loft space to habitable accommodation with rear dormer extension and three front facing roof lights.	Approve – 21 April 2017

CONSULTATION RESPONSES

Internal
None applicable
External

None applicable

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site comprises a two-and-a-half storey semi-detached dwelling located on Hughes Road, Wokingham. The property is set back from the highway and benefits from a front driveway providing off-street parking, with a hedge forming part of the front boundary treatment.

The dwelling forms part of a wider 1960s residential development characterised by properties of a similar age, scale, and architectural style. The prevailing street scene along Hughes Road is relatively uniform, with dwellings typically constructed in brick, complemented by areas of light render.

There is evidence of incremental alteration within the area, with a number of properties having undergone extensions and renovations, including garage conversions, first-floor side extensions, and loft conversions. These changes have introduced some variation, although the overall character of the area remains cohesive and residential in nature. The application property benefits from a generous rear garden, providing a good level of separation from neighbouring dwellings.

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.

Proposed Development and Character of the Area:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The proposal seeks planning permission for the demolition of the existing conservatory and the erection of a single-storey rear extension. The existing conservatory has a

projection of c3.14m from the rear elevation, a maximum width of c4.6 metres, and a total area of c14.3 square metres.

The proposed extension would extend c3.3m beyond the rear wall of the dwelling, with a maximum width of c5.15m and an overall footprint of c15.51sqm. The design incorporates a flat roof with a roof lantern, resulting in a maximum height of c3.6 m.

While the proposed extension represents a modest increase in footprint compared to the existing conservatory, it remains proportionate to the host dwelling. Its single-storey form, limited projection, and rearward location ensure that it would not be visible from the public realm and would not disrupt the established street scene.

Given the scale, design, and siting of the development, the proposal is considered to preserve the character and appearance of both the host property and the surrounding area, in accordance with relevant local plan policies and guidance set out within the Borough Design Guide.

Neighbouring Amenity:

Overlooking:

The proposed extension would occupy a similar position to the existing conservatory at the rear of the property. As such, there would be no material change in terms of overlooking or loss of privacy to neighbouring occupiers. The proposal does not introduce new elevated openings or features that would give rise to additional overlooking concerns.

Loss of Light and Overbearing:

The Borough Design Guide generally advises that extensions adjacent to boundaries should not exceed 3 metres in height. The proposed extension would have a maximum height of approximately 3.6 metres due to the inclusion of a roof lantern; however, the main roof height is approximately 2.9 metres, which aligns with guidance.

Given the modest projection (3.3 metres), limited scale, and single-storey form, the extension is not considered to result in a harmful loss of light or create an overbearing impact on neighbouring properties. The overall massing remains proportionate and comparable to typical domestic extensions within the area.

Highway Access and Parking Provision:

The proposal does not involve the creation of additional habitable rooms and therefore is not expected to generate increased parking demand. The existing off-street parking provision at the site remains unchanged.

Amenity Space:

The proposed development would result in a minor reduction in rear garden space; however, a substantial amenity area would be retained. The garden would remain c22.3 metres in length, with an overall area of approximately 213 square metres following development.

This exceeds typical minimum standards set out in the Borough Design Guide and ensures that the garden remains functional, with adequate space for outdoor activities and continued access to natural light.

The retained amenity space is therefore considered acceptable and would not result in harm to the living conditions of future occupiers.

Conclusion:

The proposed single-storey rear extension is considered to represent an appropriate and proportionate form of development within the context of the application site and the surrounding area.

The scale, design, and siting of the extension ensure that it would not adversely affect the character or appearance of the host dwelling or the wider street scene. Furthermore, the proposal would not give rise to unacceptable impacts on neighbouring amenity in terms of overlooking, loss of light, or overbearing.

Adequate parking provision would be maintained, and sufficient private amenity space would remain available to serve the property.

Accordingly, the proposal is considered to comply with relevant development plan policies and design guidance and is 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:	16 April 2026
Earliest date for decision:	16 April 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	27 April 2026

PLANNING CONSTRAINTS/STATUS

- *Affordable Housing Thresholds*
- *Scale and Location of Development Proposals – Wokingham*
- *Thames Basin Heath SPA Mitigation Zones*
- *SSSI Impact Risk Zones*
- *Water Utility Consultation Zones*
- *Landscape Character Assessment 2019*
- *Ward – Norreys*
- *Parish – Wokingham*