

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261032
Site Address:	68 Arbor Lane, Winnersh, Wokingham, RG41 5JD
Expiry Date:	22 June 2026
Site Visit Date:	30 April 2026
Proposal: Householder application for the proposed erection of two-storey front and side extension and single-storey rear extension including changes to fenestration, instalment of 3no. first-floor Juliet balconies, 2no. roof lanterns and solar panels.	

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 CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
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
070123	Outline application for the proposed demolition of 2 dwellings and the erection of 12 dwellings. Re-submission.	Refused 04/04/2007
091056	Proposed erection of single storey rear extension plus front porch.	Approved 08/05/2009

CONSULTATION RESPONSES

Internal

WBC CIL – Development will be CIL liable.

WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No comment to make.
Ward Member(s)	No comments received.
Neighbours	One objection letter received. Concerns relate to: - Privacy to the occupants of no. 3 Arbor Lane from Juliet balconies and potential removal of natural screening. - Potential noise disturbance from the outbuilding. - Potential light disturbance from lighting in the outbuilding. <u>Officer Comment:</u> The agent confirmed in an email (dated 14/06/2026) that the outbuilding does not form part of this application. Therefore, the concerns raised in relation to the outbuilding fall away.

APPRAISAL

Site Description:

The application site consists of a detached two-storey dwelling located in a generous plot on the northern side of Arbor Lane, Winnersh. There is one adjoining neighbouring property to the west, playing fields to the rear and Arbor Close which is a later addition that runs along the length of the garden to the east.

Properties in the road vary in age, style and size, such that there is no uniform character or appearance to the dwellings.

The host dwelling benefits from a substantial plot with a large frontage which comprises two access points, large driveway, lawned areas and mature hedging along the front boundary.

The property is a mid-twentieth century dwelling constructed from red brickwork and concrete roof tiles.

Proposal:

This application seeks approval for the erection of a two-storey front gable extension, a two-storey side extension, a single-storey rear extension with rooflights, replacement roof above the existing rear extension and the removal of the central chimney. Also proposed are changes to fenestration which includes no. 3 Juliet balconies; one to replace an existing front casement window and two within the proposed extensions.

The proposal also includes the installation of solar panels to the front elevation of the main roof.

The existing garage would also be replaced with a ground floor bedroom and en-suite bathroom.

Proposed materials include brickwork and roof tiles to match the host dwelling.

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.

Character of the Area:

The proposal comprises a two-storey side extension, a two-storey front gable extension forming a double-height entrance atrium, and the introduction of Juliet balconies to the front and rear elevations, including one replacing an existing first-floor front-facing window.

Policy CP3 of the Core Strategy (CS) 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.

The application site relates to a large, detached property set within a generous plot, with ample spacing to all boundaries. In this context, the site is capable of accommodating a larger form of development without appearing cramped or overdeveloped.

The proposed extensions have been designed to remain subservient to the host dwelling. This is achieved through a reduction in ridge height relative to the main roof, a set-in from the flank elevation at first-floor level, and a set-back from the principal front building line at first-floor level. These design measures ensure that the extension reads as a subordinate addition rather than dominating the original building.

Page 55 of the Borough Design Guide (BDG) advises that extensions should respond positively to the original building. In this instance, the proposed roof forms; including pitched and hipped elements, replicate the established roof form of the existing dwelling. The front gable feature introduces a degree of visual prominence, however, it remains proportionate and is considered to complement rather than detract from the host dwelling's overall appearance.

The introduction of Juliet balconies to the front and rear elevations, including replacing one of the existing first-floor windows in the front elevation with a Juliet balcony, would

not appear incongruous within the overall composition of the dwelling and would not materially harm its visual character.

With regard to the wider street scene, Arbor Lane is characterised by a varied built form, with properties differing in age, architectural style, form, and design. There is no strong uniformity in building typology or spacing. As such, the proposed extensions would not appear out of keeping with the prevailing character of the area.

Although the first-floor element of the side extension would extend built form further towards the eastern side boundary, the absence of a consistent pattern of spacing between properties along the street means that the proposal would not disrupt any established rhythm. Furthermore, the side extension would be set in from the boundary between 3m–4.5m. This separation would retain views into and beyond the site of trees within the garden and the playing fields beyond, thereby maintaining a sense of openness.

It is also material that the ground floor footprint largely reflects the existing single-storey double garage. As such, the perceived increase in bulk is limited primarily to the first-floor level, which has been designed with a reduced overall height relative to the main dwelling.

In addition to the extensions, solar panels are proposed on the front (southern) elevation of the main roof. These would be recessed within the roof plane, thereby reducing their visual prominence. The presence of solar panels on front and side roof slopes is not uncommon within Arbor Lane, with examples evident at nos. 34 and 36 and 38. As such, the proposed panels would not appear out of keeping with the established character of the area. Furthermore, the provision of on-site renewable energy generation is supported in principle and would contribute positively towards the aims of Wokingham Borough Council's Climate Emergency Strategy, which seeks to increase renewable energy generation and encourage more sustainable forms of development.

Taking all of the above into account, the proposal is considered to represent an acceptable form of development that would respect the character and appearance of the host dwelling and the surrounding area, in accordance with CS Policy CP3 and guidance set out in Chapter 4 of the BDG.

Neighbouring Amenity:

Overlooking:

One letter of objection has been received raising concern that the proposed two-storey side extension, including the Juliet balcony, would result in a loss of privacy to the occupants of no. 3 Arbor Close, which is located to the rear-side of the host dwelling.

Page 47 of the BDG provides guidance on separation distances required to maintain an adequate standard of privacy between properties. Whilst the guidance does not specifically address relationships between rear and front elevations, it advises a minimum separation distance of 10m between front-facing elevations and 22m between rear-facing elevations.

In this instance, the relationship is between the rear elevation of the proposed side extension and the front elevation of no. 3 Arbor Close. The separation distance between these elevations would exceed 30m, which is significantly greater than the minimum distances set out within the BDG. As such, the proposal is considered to provide a sufficient degree of separation to safeguard neighbouring privacy.

Furthermore, the shared boundary between the application site and no. 3 benefits from established hedging and mature trees, which provide a level of natural screening between the two properties. Although the objection raises concern that existing vegetation may need to be removed, the submitted application form confirms that no trees or hedgerows are proposed to be removed as part of the development.

It is also material that the existing first-floor rear-facing windows serving the host dwelling already afford a degree of overlooking towards the rear. The proposed development would therefore not introduce a materially greater level of overlooking than the existing situation.

Having regard to the separation distance, existing boundary screening, and the established relationship between the properties, it is considered that the proposal would not result in a harmful loss of privacy to neighbouring occupiers.

The proposal also includes two first-floor Juliet balconies in the front elevation to serve bedrooms and a large, glazed, double-height hallway. Directly opposite the host site is the Forest School playing field. The closest school building would be more than 170m away, and the closest residential dwelling more than 64m to the southeast. The recommended minimum separation distance between front-to-front elevations recommended in the BDG is 10m. As the separation distances well exceed the BDG minimum requirements, no detrimental loss of privacy would be generated to neighbouring amenity.

Due to the siting and significant separation distances of the three proposed roof lanterns in the single-storey rear extension and kitchen, there would be no overlooking impact generated from the proposed roof fenestration.

Overall, the development is considered to comply with the relevant guidance set out in the BDG and would not give rise to unacceptable loss of privacy impacts on neighbouring amenity.

Loss of Light & Overbearing:

The proposed two-storey side extension has been carefully designed to minimise any potential loss of light and overbearing impact on neighbouring occupiers. At first floor level, the extension would be set in from the eastern shared boundary by between approximately 3m and 4.5m, thereby complying with the guidance set out on page 56 of the BDG, which advises that a minimum gap of 1m should be retained to the boundary.

Furthermore, the flank wall of the extension would be positioned more than 5m from the flank wall of no. 1 Arbor Close and would project only approximately 1m beyond the neighbouring property's existing rear building line. This limited projection, combined with the generous separation, reduces the likelihood of any appreciable loss of light. In

addition, the incorporation of a hipped roof form, which is set down from the main ridge height, serves to reduce the overall bulk and massing of the extension. As a result, the proposal would not give rise to an overbearing form of development or any unacceptable overshadowing and is therefore considered to have an acceptable impact on neighbouring amenity.

As there are no neighbouring properties to the front of the site, and the central siting of the proposed two-storey front extension, there are no overshadowing or overbearing impacts that would be generated by the extension.

The proposed single-storey rear extension would be located approximately 18m from the flank wall of no. 66 Arbor Lane. Given this substantial separation distance, the development would not give rise to any material loss of light or result in an overbearing impact to the neighbouring property.

Highway Access and Parking Provision:

The proposal would remove the existing garage and increase the number of habitable rooms. However, due to the substantial size of the driveway, the existing parking arrangements are acceptable to serve the proposal development.

Flooding and Drainage:

The application site is located in flood zone 1 as defined by Environment Agency mapping and a low risk of surface water flooding. Due to the side element of the proposed extensions being sited on the footprint of the existing double garage and rear element on existing patio, the proposed development would not cause any adverse impact to the flood risk of the site and surrounding dwellings.

Ecology:

The application site is located in an area suitable for bat roosts. A bat survey (Urban Tree Experts, PEA, Ref: SPH/NP/PEA-26/07.04, April 2026) was submitted to support the application. The ecologist concluded that there is negligible potential for roosting bats within the property or garage, and no further surveys were required. It will be necessary however, to attach an informative to any grant of approval to outline what should be done in the unlikely event that bats are observed during construction works.

Conclusion:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

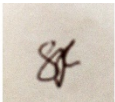
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	11 June 2026
Earliest date for decision:	20 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19.6.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zone – Amber

Winnersh Ward

Winnersh Parish