

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261518
Site Address:	20 Frog Hall Drive, Wokingham, RG40 2LF
Expiry Date:	24 August 2026
Site Visit Date:	29 June 2026
Proposal: Householder application for the proposed erection of part single storey, part two storey side and rear extension following demolition of existing single storey rear extension and conservatory plus changes to fenestration.	

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 TB22 – Sites of Urban Landscape Value 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
012151	Proposed single storey rear extension to dwelling to form conservatory.	Approved 08/11/2001
29062	Single storey front extension to provide hall and enlarged lounge.	Approved 13/10/1987

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.
WBC Ecology Newts – No objection, subject to condition.
WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One letter received; no objection, subject to trees not removed.

APPRAISAL

Site Description:

The application site consists of a detached two-storey dwelling on the eastern side of Frog Hall Drive, Wokingham. The application site is located centrally along the road which boasts both mid-20th century two-storey dwellings and bungalows. The properties are similar in design, however, many have been altered and extended in a variety of styles and forms.

Typical materials include brick, hung tiles and render.

Proposal:

This application seeks approval for the erection of a part single-storey, part two-storey rear and side extension following the removal of the existing conservatory and single-storey rear extension. Proposed materials 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 proposed part single-storey, part two-storey side and rear extension would include one roof lantern and one rooflight within the flat roof of the single-storey element of the scheme. 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 (BDG) SPD requires that

development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

As the site adjoins a one and a half storey chalet-style bungalow to the north, careful consideration has been given to the scale, massing and relationship along the shared boundary.

The proposed two-storey side element has been designed to appear subservient to the host dwelling. It would be set in from the common boundary and would feature a reduced ridge height that would be set down from the main ridge line. In addition, the incorporation of a hipped roof form ensures that the bulk of the extension is visually reduced, allowing the roof to slope away from the neighbouring bungalow. This approach reduces the perceived mass and prevents the extension from appearing overly dominant within the street scene.

In addition, the design results in a stepped form, with the building decreasing in height towards the shared boundary. The single-storey element closest to the bungalow further reinforces this transition in scale.

R23 of the BDG provides guidance for alterations and extensions and recommends that where gaps between buildings allow views to a green backdrop that contributes to the established character of the area, alterations or extensions should not close off such views. While there would be a reduction in the gap between the host dwelling and adjoining bungalow, by virtue of the first-floor being set in from the boundary and the hipped roof form, views would still be achievable from the road into and beyond the site to the mature trees in the back gardens of the host dwelling and neighbouring properties.

It is also noted that two-storey side and rear extensions are already an established architectural feature along the road. Examples include nos. 3, 4, 6, 10, 19, 21, 23 and 25 plus no. 22 which adjoins the host dwelling to the south.

There would be limited views of the two-storey rear element of the scheme as the host dwelling would obscure much of the development, however, there would be some view of the extension when traversing northwards along the Frog Hall Drive. However, as already noted, two-storey extensions, including rear extensions are already a common feature of the road. Therefore, the proposed development would be sufficiently in-keeping with other properties within the vicinity such that it is considered that there would be no detrimental harm to the character of the host dwelling or public realm.

Proposed materials include roof tiles and brickwork to match the main house which is considered acceptable.

Neighbouring Amenity:

Overlooking:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity and R23 of the BDG requires that extensions relate to neighbouring properties.

R15 of the BDG requires the retention of reasonable levels of visual privacy to habitable rooms. The proposal would result in one additional front facing window at first-floor level to serve a bedroom. The window would be located along the same building line as the existing first-floor bedrooms. Therefore, views would be similar to the views as existing and would not result in detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

As existing, there is already no. 1 first-floor rear facing bedroom window. The proposed two-storey rear extension would move the bedroom window approximately 3.7m further to the rear. Page 47 of the BDG states that a 22m minimum separation distance should be retained between back-to-back elevations in order to maintain privacy and limit any sense of enclosure. The proposed bedroom window would be more than 65m from the rear fenestration of no. 9 Priest Avenue, which is acceptable.

There is also no. 1 first-floor side facing window proposed in the southern elevation to serve an en-suite bathroom. To mitigate any potential harmful overlooking impacts, it will be conditioned that the window is obscurely glazed and limiting in opening height to protect the amenity of the occupants at no. 22 Frog Hall Drive.

The proposed rooflight in the single-storey side extension would serve a utility room. As this is classified as a non-habitable room and adjacent to the hipped roof of the adjoining chalet-bungalow which has no windows, there would be no loss of privacy from the insertion of the proposed rooflight.

The proposed roof lantern within the flat roof of the single-storey rear extension would serve a kitchen dining room. Due to the significant separation distance (approximately 4.5m) from the flank wall of no. 18 Frog Hall Drive, there would be no detrimental overlooking impact that would be generated to the occupants of no. 18.

Loss of Light & Overbearing:

R18 of the BDG aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties. The primary document used to consider daylight and sunlight is BRE Report BR 209 'Site Layout Planning for Daylight and Sunlight, a guide to good practice'. This guidance is advisory in nature and is intended to assist with good design.

The two-storey rear extension would be located towards the southern shared boundary. No. 22 to the south already benefits from a two-storey side and rear extension along the boundary shared with the host dwelling. The proposed extension would be set in from the southern shared boundary by approximately 1.2m which complies with BDG guidance which recommends that rear, and side extensions should retain a gap between the building and the site boundary and this should be a minimum of 1m in width. While the proposed two-storey rear extension would protrude a further approximate 1m beyond the first-floor of no.22, due to the 2.2m gap that would be retained between the properties, and modest protrusion, the proposed development would not breach the 45-degree test set out in the BRE Report. Therefore, the rear extension would not generate any adverse overshadowing impact to the occupants of no. 22.

In relation to overbearing impact, the proposed roof form of the two-storey rear extension would be a hipped roof that would be set in approximately 1.2m from the shared boundary. The hipped roof form is less intrusive than a pitched roof and creates a softer, more gradual transition in height, with lower edges along the roofline. This would reduce the amount of shadow cast onto the neighbouring property, as well as reducing the perceived and actual bulk of the built form. This helps to maintain a more open feel and would allow more daylight to reach the adjacent windows.

The adjoining property to the north comprises a chalet bungalow. The proposed extension along the northern shared boundary proposes a flat roof, single-storey extension. While this element of the scheme would not comply with BDG guidance that states that a 1m gap should be retained between the building and site boundary (a gap of approximately 0.5m would be retained), the extension would be set back approximately 2m from the rear building line of no. 18 and would have a flat roof form to limit its visible impact when viewed from the neighbouring property. It is also noted that the no. 18 has no windows on the southern side of the dwelling. Therefore, the single-storey element of the rear extension would not generate any detrimental overshadowing or overbearing impact to the occupants of the adjoining property.

In conclusion, the impact on adjoining neighbours has been considered in detail. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with policies CP1 and CP3 of the Core Strategy and Section 4 of the BDG.

Highway Access and Parking Provision:

As existing, the host dwelling benefits from a front lawn and driveway. The submitted parking plan shows three on-site parking spaces which is in accordance with the council's parking standards in order to serve the proposed development.

Landscape and Trees:

The site benefits from an extensive rear garden and from a substantial amount of mature landscaping, including established trees, hedgerows and shrub planting, which make a positive contribution to the character and appearance of the site and the wider street scene. None of the trees within the site are subject to a Tree Preservation Order or located within a Conservation Area.

One representation was received raising no objection to the proposed development but requesting that the existing trees on the site be retained wherever possible. In support of the application, an Arboricultural Impact Assessment (Mark Welby Consulting Arborists, MW.2603.FHD.AIA, March 2026) has been submitted. The report identifies and assesses the trees within the site and confirms that the proposal would require the removal of only one tree, a Cherry Laurel located close to the southern boundary.

Whilst the loss of this tree would reduce some of the existing vegetation along the southern boundary, the majority of the site's mature landscaping, including a significant number of trees, hedgerows and shrubs, would be retained. The retained vegetation would continue to provide a substantial level of screening between neighbouring properties and would preserve the verdant character of the site.

Consequently, the development would remain set within a well-landscaped plot and, when viewed from both adjoining properties and the public realm, would continue to be seen against a strong green backdrop. The retention of the existing landscaping would ensure that the development continues to contribute positively to the established character of Frog Hall Drive, where mature planting within frontages, between plots and within rear gardens forms an important component of the local character.

In order to safeguard the retained trees during the construction phase, it is necessary and reasonable to impose a condition requiring the development to be carried out in accordance with the tree protection measures set out within the submitted Arboricultural Method Statement and Tree Protection Plan. Such a condition is necessary to ensure the long-term retention and health of the trees that contribute to the character and appearance of the area.

Ecology:

Bats

The application site is located in an area suitable for bat roosts. A preliminary bat survey and emergence survey were submitted to support the application (PRA, John Wenman, Feb 2026 & Bat Emergence Survey, June 2026). The ecologist concluded that no bats were observed emerging from the property during both survey visits, however, both common pipistrelle and soprano pipistrelle were recorded within their typical emergence periods during both survey visits. Whilst brown-long eared bats were recorded outside of their typical emergence period, the number of droppings observed during the internal survey is consistent with the building acting as a transitional and/or an occasional day roost for brown long-eared bats. As such, it will be necessary to condition Section 7 of the emergence survey which outlines the mitigation that will be required in order to avoid harming bats.

Great Crested Newts (GCN)

Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). The application site is within an amber risk zone for GCN according to modelling undertaken to inform a Borough wide licence issued by Natural England. Amber zones contain suitable habitat and Great Crested Newts are likely to be present. A GCN Habitat Assessment (GCN Habitat Assessment, John Wenman Ecological Consultancy, April 2026) was submitted to support the application.

The council's GCN Ecologist was consulted and raised no objection to the proposed development, subject to a condition to ensure all construction works are carried in strict accordance with the recommendations set out in the submitted assessment. As such, the condition will be attached.

Conclusion:

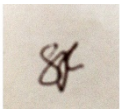
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance and is recommended for approval.

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:	31 July 2026
Earliest date for decision:	20 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	6.8.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Great Crested Newt Impact Zone – Amber

Wescott Ward

Wokingham Parish