

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261113
Site Address:	24 Lenham Close, Wokingham, RG41 1HR
Expiry Date:	2 July 2026
Site Visit Date:	3 June 2026
Proposal: Householder application for the proposed single storey rear extension, garage conversion and porch extension plus changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC06 – Noise CC07 – Parking
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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY – No Relevant Planning History

Application No.	Description	Decision & Date
n/a	n/a	n/a

CONSULTATION RESPONSES

Internal

No comments received

External

No comments received

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council – no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two-storey link detached dwelling. The property forms part of an established residential area characterised by detached dwellings of similar scale and appearance set within regular residential plots. The dwelling benefits from off-street parking to the front, an attached garage and a private rear garden.

Proposal Description:

The application seeks planning permission for the erection of a single-storey rear extension, part conversion of the existing integral garage, erection of a front porch extension and associated alterations to fenestration.

The proposed rear extension would project c.4.0m beyond the existing rear elevation across a width of c.7.38m. The extension would incorporate a flat roof with a centrally positioned roof lantern.

The part garage conversion would retain the existing garage door to the principal elevation with associated changes to fenestration. The proposal also includes a modest front porch extension projecting c.1.53m from the principal elevation, with a width of c.2.05m.

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.

Character of the Area:

Lenham Close is characterised by detached dwellings of a broadly similar scale and appearance. The street scene exhibits a varied residential character, with evidence of

domestic alterations and extensions, including front porch extensions, rear extensions and other additions to neighbouring properties.

Porch Extension:

The proposed porch extension would project c.1.52m from the principal elevation and would remain modest in scale. The proposal would utilise materials to match the existing dwelling. Furthermore, there is evidence of similar porch extensions within the immediate street scene, including at No. 10 Lenham Close, demonstrating that this form of development is characteristic of the area.

Garage Conversion:

The proposed part garage conversion would be internal in nature. The existing garage door would be retained, ensuring that the principal elevation would remain largely unaltered and preserving the appearance of the dwelling when viewed from the public realm.

Single-Storey Rear Extension:

The proposed rear extension would project c.4.0m beyond the existing rear elevation across a width of c.7.36m. The extension would be positioned to the rear of the dwelling where it would have very limited visibility from the public realm. External materials would match those of the existing dwelling, and the extension would remain clearly subordinate to the host property.

Summary:

Overall, the proposal is considered sympathetic to the host dwelling and would preserve the character and appearance of both the dwelling and the wider street scene. The proposal therefore complies with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposed rear extension is single storey in nature and includes the insertion of six bifold doors. All proposed openings would provide outlook over the application site's private rear garden, consistent with the existing arrangement..

The proposal incorporates a centrally positioned roof lantern within the flat roof of the rear extension. Owing to its position within the roof plane and the ranging c2.68m – c3.0m height, it is not considered to facilitate overlooking of neighbouring properties.

The proposed porch extension and part garage conversion would not introduce any side-facing windows. The garage conversion does include the replacement of a rear facing window with a door. Accordingly, the proposal is not considered to result in unacceptable overlooking or loss of privacy.

Loss of Light and Overbearing:

Porch Extension:

The proposed porch extension would project c.1.53m from the principal elevation and measure c.2.05m in width. Moreover would be set back c6.0m from the highway behind

the sites front garden. Given its modest scale and central position on the principal elevation, it is not considered to result in an unacceptable loss of light or overbearing impact upon neighbouring occupiers.

Part Garage Conversion:

The proposed garage conversion would be largely internal in nature and would not alter the existing built form of the dwelling. Accordingly, no adverse impacts upon neighbouring residential amenity are anticipated.

Rear Extension:

The proposed rear extension would project c.4.0m beyond the existing rear elevation across a width of c.7.38m. The extension would incorporate a flat roof with an eaves height of c.2.68m and a centrally positioned roof lantern reaching a maximum height of c.3.0m.

The extension would maintain a separation distance of c.2.67m from No. 23 and would extend c.2.91m beyond the most recessed part of the neighbouring rear building line. Given the retained separation distance, the modest projection beyond the neighbouring dwelling and the single-storey nature of the proposal, it is not considered that the development would result in an unacceptable loss of light or overbearing impact.

Whilst the proposed extension would exceed the height of the attached garages serving No. 25 and 24 (c.2.44m), it would remain c.6.1m from the main dwelling by virtue of the linked garages between the two properties. Consequently, the increase in height above the neighbouring garages is not considered sufficient to give rise to an unacceptable loss of light, overbearing impact or sense of enclosure.

Accordingly, the proposal is considered to comply with Policy CP3 of the Core Strategy in respect of neighbouring residential amenity.

Highway Access and Parking Provision:

The application site relates to an existing dwelling benefitting from an attached garage and off-street parking to the front.

The proposal includes the partial conversion of the existing attached garage. It is noted that the existing garage does not meet the Council's adopted minimum dimensions for a parking space and therefore constitutes only 0.5 of an off-street parking space. Consequently, the proposal would result in the loss of 0.5 of a parking space.

The proposal would not increase the number of habitable rooms within the dwelling and is therefore not anticipated to generate additional parking demand. Furthermore, two off-street parking spaces would be retained on the existing driveway, which is considered sufficient to serve the dwelling.

Accordingly, the proposal is not considered to result in unacceptable highway safety or parking impacts and is considered to comply with Policy CP6 of the Core Strategy.

Amenity Space:

Whilst the proposal would reduce the size of the rear garden, c.70.38sqm of private amenity space would be retained. This is considered sufficient to provide an acceptable level of usable outdoor amenity space for the existing and future occupiers.

Conclusion:

For the reasons stated above this application 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:	29 June 2026
Earliest date for decision:	30 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30 June 2026