

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261509
Site Address:	25 Pheasant Close, Winnersh, Wokingham, RG41 5LS
Expiry Date:	20 August 2026
Site Visit Date:	10 August 2026
Proposal: Householder application for the proposed erection of a two-storey rear extension with balcony, first floor side extension, garage conversion and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Winnersh

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 CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity DH4 – Advertisements and signage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
11855	Conversion of existing garage into granny flat and erection of new garage and store.	Approve 25 October

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CONSULTATION RESPONSES

Internal

WBC Drainage – Requested further information.
WBC Landscape and Trees – No objection subject to condition.
WBC Ecology - No objection subject to condition.

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached chalet style dwelling with an attached garage located in a cul de sac in the residential area of Winnersh. It has a driveway for off street parking and an open plan front garden with grass and vegetation.

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.

Proposal:

The development will facilitate an open plan kitchen/dining room plus 2 no. bedrooms, an ensuite and sitting area at ground floor level and 2 no. bedrooms, an ensuite and dressing room on the first floor. In total the proposal will increase the number of habitable rooms from 8 to 9. The separation distances would be 1.2m from the south (side) boundary, 7m from the north (side) boundary and approximately 22.3 m from the nearest habitable room at no.20 Woodward Close.

The rear extension will have a two-storey section measure 3m to the top of the eaves, 7.2m to the top of the pitch roof and be in line with existing main roof. The ground floor extension will have a flat roof, measure 3.7m in depth and 6m in width. It will have bifold doors to the garden and a window serving the ground floor bedroom.

There would be no additional windows to the north facing side wall.

There will be a first-floor dormer extension with flat roof measuring 12.2m in length, 2.2m in depth and 2.4m in height. It will be set down from the main roof by approximately 1.9m and from the first-floor side extension by approximately 0.3m. It will be set in on either side by approximately 0.4m. There will be 3no. windows serving a dressing room and 2 no. bedrooms and 1 set of double doors to the balcony serving a bedroom.

The first-floor rear balcony would measure approximately 3.5m in length and 2.5 m in depth. The glazed railing would measure approximately 1m in height and there would be a privacy screen measuring 1.8m in height to the elevation south facing side elevation.

The first-floor side extension and garage conversion will measure 5.4m in height to the top of the pitch roof and 2.7m to the top of the eaves. It will be set back approximately 5m from the principal elevation and 1.9m below the main roof line. The front elevation would have a ground floor window. On the side elevation, the existing door would be replaced with a window serving the sitting room and there would be an obscure glazed window to serve the shower room. At the rear there would be double doors to the garden.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a residential cul de sac with detached dwellings of a similar age and varying designs. The immediate neighbour at no. 26 Pheasant Close has a first-floor side extension with Juliet balcony and 2 no. rooflights, plus a two-storey rear extension.

The side extension would be set back 5m from the principal elevation and approximately 2m lower than the main roofline making it appear subservient to the main dwelling. The eaves height would be the same as existing. Therefore, the proposal would not disrupt the rhythm of buildings and gaps between them along the street frontages. Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: There would be no first-floor windows on the north elevation facing no. 24 Pheasant Close and the proposed side facing sitting room window that would replace a kitchen door would not face a neighbouring habitable room. There are no windows proposed to the side elevation facing no. 26 Pheasant Close. The first-floor

windows and balcony to the rear dormer would be located at least 22m from the nearest habitable rooms at no's 19 and 20 Woodward Close. In relation to no. 24 Pheasant Close, the separation distance with the first-floor side balcony would be approximately 30m. The proposed 1.8m high privacy screen on the southern side of the balcony would further limit opportunities for overlooking towards neighbouring properties. A condition is recommended to ensure that the privacy screen is installed in accordance with the approved plans prior to first use of the balcony and maintained thereafter in accordance with the approved details. Therefore, there would be no additional loss of privacy because of the proposal.

Requested Condition

Privacy Screens: Prior to occupation, the privacy screens shall be installed in accordance with the details included in approved drawings dated 25th June 2026 and numbered D3173-02 A and shall be retained permanently in the approved form for the lifetime of the development.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. Figures 1 and 2 show that the horizontal 45-degree angle is marginally breached in relation to the nearest first floor habitable room at no. 26 Pheasant Close and the vertical 45-degree angle test is complied with. In relation to no. 24 Pheasant Close, the nearest habitable room is located approximately 22m away. Therefore, there would be no significant increase in loss of light to neighbour amenity.

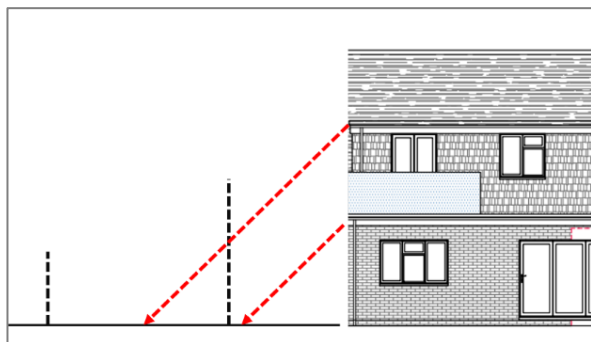


Figure 1 Vertical 45-degree angle test in relation to nearest first floor and ground floor windows serving habitable rooms at no. 26 Pheasant Close

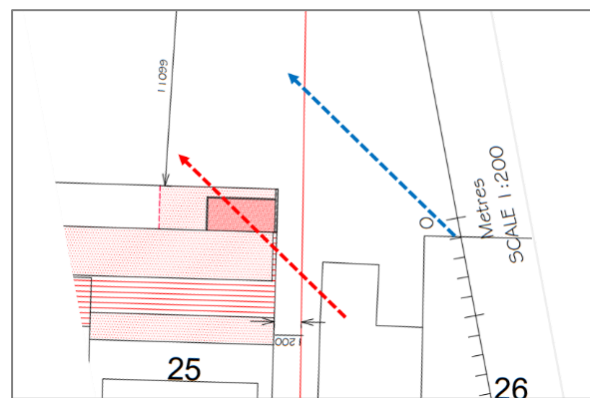


Figure 2 Horizontal 45-degree angle test in relation to no. 26 Pheasant Close and nearest first floor window shown as red dashed line and ground floor room shown as blue dashed line.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. The rear extension would project approximately 3.7m from the existing wall which is less than the maximum distance of 4m recommended in the BDG for developments close to the boundary. The first-floor rear dormer would be subservient to the main roof. The first-floor side extension would be set back 5 m from the principal elevation, approximately 2m lower than the main roof and 7m from

the side boundary. The eaves height would be the same as existing. Therefore, the proposal would not appear visually overbearing given that the neighbouring occupants would have adequate private open space.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The applicant proposes to increase the numbers of habitable rooms from 8 to 9 and 3 driveway parking spaces are proposed. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least three cars, which is acceptable.

Trees and Landscape: Subject to conditions, the Council's Tree and Landscape Officer has no objection to the development and has commented: *"There are no TPO trees within the Site boundary or nearby that could be impacted by the development. The Officer visited the site on 6 July 2026 and observed clearance of most trees in the side and rear garden and a high (2m?) close board timber fence and gate installed in the front, side and part of the rear gardens. This clearance seems to have taken place over the last few years as seen in Google Earth Pro. Additionally, the Officer also observed a new brick patio in the southeast corner of the rear garden. There is a new brick patio in the rear garden where some trees remain."*

Requested Condition: CL4 Landscape Details (small site)

Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority."

Officer comment: Given the scale of the proposal and the absence of any requirement for replacement planting arising from the development, it is not considered necessary or reasonable to impose a landscaping condition.

Flooding and Drainage: The Drainage Officer has requested further information as follows: *"The site is located within Flood Zone 1 where the probability of fluvial flooding is low. While the proposal is a householder development the extensions will increase the building footprint and introduce additional roof area. Insufficient information has been provided regarding the proposed means of surface water drainage for the additional impermeable area. The LLFA therefore recommends that*

prior to determination the applicant submits a proportionate surface water drainage strategy demonstrating:

- The existing and proposed surface water drainage arrangements.*
- How runoff from the new roof areas will be managed.*
- That the proposed development will not increase surface water flood risk on the site or to neighbouring properties.*
- Where practicable the drainage hierarchy has been considered.*

Subject to the submission of satisfactory drainage information the LLFA would be able to review the proposal further.”

Officer comment: Whilst the proposal will increase the building footprint, it relates to a single householder extension within Flood Zone 1 and there is no evidence before the Council that the development would result in a material increase in surface water flood risk. Having regard to the scale and nature of the development, it is considered that requiring a detailed drainage strategy prior to determination would not be proportionate in this instance.

Ecology: The Ecology Officer raises no objection subject to condition: *“The Preliminary Ecological Appraisal (DBW) inspections identified potential roosting features including is missing mortar from the verges and moved hanging tiles/gaps at the edges of the hanging tiles on the front and rear dormers and raised bitumen felt, resulting in gaps which could provide opportunities for bats or access into the building. The presence or absence of bats could not be established without further survey effort. I support characterising the property as having a low potential¹ to support roosting bats. I note the desktop data search did not include planning history and local planning application or local bat group or TVERC data. A confirmed Pipistrelle bat roost is recorded immediately to the rear of the property. One emergence survey was carried out on 8 June 2026. A low number of bats were seen and heard foraging in and around the site throughout the survey and none were seen emerging from or re-entering the property to roost.*

I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that bats are not currently roosting at the property.

If development has not commenced within 12 months of the date of the ecological survey the bat survey should be repeated because the condition of the building may change and the site may become more suitable to support roosting bats. Provided that WBC informative I17 is included in the decision notice, there are no ecological objections to the development as proposed.

Reason *To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.*

Requested Condition: *If the development does not commence (or, having, is suspended for more than 12 months) within 12 months from the date of the planning consent, the need for ecological mitigation measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological*

surveys commissioned to

- i) establish if there have been any changes in the presence of bats; and*
- ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, will be revised and new ecological measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.*

Despite ecological surveys being undertaken which suggest that protected species are not currently using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works I recommend the following informative should be appended to any consent:

***Informative:** Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant."*

Planning Balance: The proposal would provide additional residential accommodation through extensions and alterations to an existing dwelling. The development would preserve the character and appearance of the area, would not result in unacceptable impacts on neighbouring amenity, parking provision would remain adequate, and no technical objections have been raised by the Council's consultees that would warrant refusal. The proposal therefore accords with Policies CP1, CP3, CP7 and CP9 of the Core Strategy, Policies CC01, CC07 and TB23 of the MDD Local Plan, and Policies SS1, SS3, C5 and NE1 of the Local Plan Update when read as a whole.

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:	Yes
Recommendation:	Approve
Date:	19 August 2026
Earliest date for decision:	17 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19/08/26