

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260480
Site Address:	1 Beale Close, Wokingham, Wokingham, RG40 1GA
Expiry Date:	23 April 2026
Site Visit Date:	16 th April 2026
Proposal: Householder application for the proposed erection of single-storey front extension, part conversion of garage, demolition of conservatory, changes to fenestration, photovoltaic panels to the roof, changes to hardstanding and the addition of a flue.	

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 CP8 – Thames Basin Heaths Special Protection Area 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 CC06 – Noise CC07 – Parking TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways- No objection subject to condition(s)
WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received
WBC Ecology- No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Three representations as follows; 1- The proposed external flue is considered overly large, visually intrusive, and out of keeping with the character of the building and surrounding street scene. Concerns are raised about its prominence, visibility from neighbouring properties, and the lack of detail regarding materials and finish, which prevents proper assessment of its impact. Alternative solutions, such as locating the flue internally or redesigning it to reduce its visual impact, and requests refusal of the application or amendments to address these issues. 2- The proposed external flue would cause harm to visual and residential amenity due to its size, prominent siting, and poor design, making it an intrusive and unsightly feature harmful to the character of the dwelling and wider area. It would be clearly visible from neighbouring properties, adversely affecting outlook, with potential impacts from noise, odour, and fumes. The application lacks sufficient detail on materials, emissions, and noise, preventing proper assessment and conflicting with the NPPF, local planning policy, and good practice guidance. The proposal is therefore considered unacceptable in design and amenity terms.

APPRAISAL

Site Description: This application site relates to a two-storey semi-detached dwelling with associated parking and landscaping in the residential area of Wokingham. The dwelling is surrounded by properties that follow a similar design with varying styles.

Proposal: This application seeks permission for the proposed erection of single-storey front extension, part conversion of garage, demolition of conservatory, changes to fenestration, photovoltaic panels to the roof, changes to hardstanding and the addition of a flue.

The proposed single storey front infill extension will approximately be 2 meters in depth, 8.6 meters in width and 3.8 meters in height to match the existing ridge line. The part

garage conversion will accommodate a utility room and workshop followed by the demolition of the existing conservatory, photovoltaic panels to the roof, and flue.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Beale Close and the surrounding area comprises of dwellings with consistent and prevailing architectural style in varying forms. There have been numerous proposals throughout Beale Close, including single storey front extensions, two-storey side extensions, and works to the roof that can be seen from the public realm which don't detriment the character of the area.

The proposed single storey front infill extension would provide a shower room, extended entryway and snug at ground floor level along with a part garage conversion to accommodate a utility room and workshop. There will be fenestration changes to the front and rear of the dwelling which will conclude of two medium size windows, one small window and new front door to the front elevation following the removal of the garage door. To the rear the conservatory will be demolished and replaced by bi-folding doors which will provide access to the garden at the rear.

The application site is modest in size, and the proposed development appears a sympathetic and subservient addition particularly as the main bulk of the extension will be an infill to the front of the host dwelling and set back from the road along with boundary treatments that will diminish the appearance of the extension.

Furthermore, the demolition of the conservatory is welcomed due to the removal of additional bulk and reducing the impact on neighbouring amenity in terms of overlooking, loss of light and overbearing.

The proposed flue on the east side elevation will accommodate the changes to the lounge at ground floor level. The proposed flue will approximately be 5 meters in height

and 0.30 meters in width. There have been objections from neighbouring amenity, which will be addressed in the *Other Matters* section below.

The proposed fenestration changes to the front and rear elevation at ground floor level causes no concern regarding overlooking as they are small in scale and meet the BDG (Borough Design Guide) criteria for separation distances.

R15 of the BDG (Borough Design Guide) states that “*buildings must be designed to provide reasonable levels of visual privacy to habitable rooms*”. Front to front elevations must be minimum 10 meters away in order to retain privacy. The proposed single storey rear is approximately 17 meters from the dwelling across the street which meets the criteria and therefore the proposal would not result in a detrimental loss of privacy.

The design of the extensions will utilise materials that relate well to the existing dwelling, as such the proposal will not have a detrimental impact of the street scene and respond positively to the public realm and propose no harm to the character of the area.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed extension is positioned away from the side boundary of No. 47 Milton Drive and No.3 Beale Close. As aforementioned the proposed front elevation windows would face the neighbouring amenity across the street, however, they comply with R15 of the BDG (Borough Design Guide) and would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens. As such, the proposal would not result in a detrimental loss of privacy. Additionally, the existing trees and boundary vegetation provide further screening along this boundary further reducing the impact of the single storey front infill extension.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and stated “*As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The extension will not affect the existing driveway*”.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. Despite the third parking space is not essential, one additional parking space is proposed by converting part of the existing front garden into hardstanding for an additional parking space.

The applicant shall be reminded that the recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

As one additional parking space has been proposed, as a result the Council's Highway's Officer has suggested this be dealt with via a condition to maintain the approved parking and the potential need for a dropped kerb.

Ecology: The application site is situated with an area suitable for bat roosts. The Council's Ecologist has reviewed this application and stated the following;

"The desktop survey did not include a data search from the local records centre or a local planning history search. The Ecologist is therefore not aware that a Pipistrelle bat roost was recorded in a property with similar features immediately to the northwest of the application site. However, I am satisfied that the survey effort and methodology are sufficient for the Ecologist to conclude that within the property and the attached garage currently have negligible potential for roosting bats. I note that the Ecologist states, if there is a time delay of greater than 12 months between the survey and the commencement of work, then the survey should be repeated as the condition of the building may change and bats may start roosting at the site. In the unlikely event that bats are found during the proposed works, all work must stop, and advice sought from a licensed bat ecologist".

Based on the above, no objections from the Council's Ecologist have been raised.

Other Matters: There have been objections raised from neighbouring amenity regarding the external flue proposed on the side elevation of 1 Beale Close, Wokingham.

R20 of the BDG (Borough Design Guide) states that the following elements, often the 'forgotten elements', must be considered early in the design process and integrated into the overall scheme:

- Bin stores and recycling facilities;
- Meter boxes;
- Bicycle storage;
- Walls, fences and gates;
- Lighting;
- Flues and ventilation ducts;
- Gutters and pipes;
- Satellite dishes and telephone lines; and
- External letter boxes

The installation of domestic flues is a common and generally acceptable feature of residential development, provided that they are appropriately sited and proportioned to the host dwelling. In this instance, the flue is modest in scale, would be positioned at a functional location on the side elevation, and would not be overtly visually prominent within the street scene. It would be seen largely against the side of the host dwelling and would not materially detract from the character or appearance of the dwelling or the wider area.

Overall, having regard to its scale, siting and appearance, the proposed flue is considered to represent an acceptable form of minor development that accords with Policies CP3 and CC01 of the development plan and the guidance contained within the Borough Design Guide.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	20 April 2026
Earliest date for decision:	22 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.04.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant