

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261528
Site Address:	8 Clifton Road, Wokingham, RG41 1NB
Expiry Date:	24 August 2026
Site Visit Date:	9 July 2026
Proposal: Householder application for the proposed erection of front carport extension with part-pitched roof, rear single-storey extension and garage conversion.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
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
WBC Digital Solutions Scanning- No comments received
WBC CIL- No Comments received

External

None Consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to a two-storey, detached dwelling located at Clifton Road, situated to the north-east of Wokingham.

Description of development:

The application seeks planning permission for the erection of a front carport extension with a part-pitched roof, the erection of a single-storey rear extension, and the conversion of the existing garage with the addition of 2 no. rooflights.

The proposed garage conversion will provide a new kitchen and dining area. The single-storey rear extension will adjoin the converted garage to create an enlarged dining room. As a result of the relocation of the kitchen and dining accommodation to the rear of the dwelling, the existing front kitchen and dining room will be converted into a snug and a wet room. The proposed front carport will be positioned in front of the new kitchen area and adjacent to the snug.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The proposed carport with pitched roof will measure approximately 3.9 metres in height, 4.2 metres in length and 2.7 metres in width. Although carports are not an established feature of the street scene along Clifton Road, the proposed structure is considered acceptable in this location. The surrounding area displays a varied pattern

of development, with a number of properties having been altered in ways that do not strictly reflect the original character of the road. Consequently, there is no strong or consistent architectural character that would be undermined by the proposal.

Furthermore, the street does not exhibit a well-defined or uniform building line, with dwellings and front additions occupying varying positions relative to the highway. In this context, the proposed carport is not considered to appear incongruous or result in unacceptable harm to the character and appearance of the street scene.

The proposed garage conversion would comprise primarily internal alterations and would not significantly alter the appearance of the dwelling's principal frontage. Externally, the changes would be limited to the replacement of the existing garage door with a window and the slight relocation of the front door. These alterations are modest in scale.

The proposed single-storey rear extension will have a flat roof and would project approximately 1.6 metres from the rear elevation of the dwelling. The extension would also incorporate a veranda canopy, which would project approximately 1.8 metres, resulting in a combined projection of approximately 3.4 metres from the original rear wall. As it would be situated to the rear, public viewpoints of its form would be limited. Combined with its modest scale, the extension would have an acceptable impact on the character of the area.

Overall, the proposal is considered acceptable in terms of scale, design, and materials, and is in accordance with Policy CP3 of the Core Strategy and the Wokingham Borough Design Guide (BDG).

Neighbouring Amenity:

Overlooking:

The proposal includes the addition of one window to the front elevation and the removal of an existing window from the side/front-side elevation, which would be infilled as part of the construction of the proposed carport. To the rear, the proposed single-storey extension would incorporate doors within the rear elevation. These alterations are minor in nature and would not introduce any significant opportunities for overlooking beyond those that currently exist. Consequently, the proposal would not result in any unacceptable impact on the privacy or residential amenity of neighbouring occupiers.

As such, the proposal would not result in any material loss of privacy to neighbouring occupiers and is considered acceptable in terms of residential amenity.

Loss of Light and Overbearing:

The proposed rear extension would be located in close proximity to the No. 10 Clifton Road. However, its single-storey height, modest scale and the existing separation distances ensure that it would not appear unduly overbearing or oppressive when viewed from the neighbouring property.

Overall, given the limited scope of the development, the proposal will not result in any material loss of light or overbearing impact on neighbouring properties.

Highway Access and Parking Provision:

Although the proposal involves the loss of the existing garage through its conversion, sufficient off-street parking will remain within the site to serve the dwelling. The existing driveway and highway access will be retained, and no new or altered vehicle access is proposed. In addition, the proposed car port will provide further covered off-street parking, ensuring that adequate parking provision is maintained. As such, the proposal will not result in an unacceptable loss of parking provision and will have no adverse impact on highway safety.

Amenity Space:

Due to the limited scope of this extension, there would be minimal loss of amenity space. The residual garden space is in keeping with the Borough Design Guide (BDG) which states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable". After the extension the total length rear amenity space is approx. 12.28 metres meaning there will be sufficient space remaining in accordance with the BDG.

Flooding and Drainage:

There are no flood risk concerns. The site is located within flood zone 1 which is suitable for development and is at a low risk of surface water flooding at the front of the site.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

There are no ecological concerns.

Conclusion:

Overall, the proposal complies with the development plan. Subject to conditions, the 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:	Approval
Date:	3 August 2026
Earliest date for decision:	21 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07.08.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Area suitable for bats

Great Crested Newt Impact Zone