

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260181
Site Address:	42 Harmar Close, Wokingham, RG40 1SG
Expiry Date:	7 April 2026
Site Visit Date:	30 March 2026
Proposal: Householder application for proposed erection of first floor side extension and single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
002536	Proposed single storey rear extension to dwelling (and conversion of part of garage to kitchen extension).	Approve 15 th December 2000

CONSULTATION RESPONSES

Internal
N/A
External
N/A

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

APPRAISAL
Site Description: A detached dwelling with attached garage in the residential area of Wokingham. 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: A first-floor side extension to facilitate an additional bedroom plus ensuite, and a single storey rear extension to facilitate the enlargement of the existing family room. <u>First floor side Extension</u> At the front, the hip to gable roof would measure approximately 6.7m in height and be in line with the existing roof line. The side wall would measure approximately 8m in depth, 2.5m in width and it would be built up to the side boundary with no. 40. The front wall would be set back approximately 0.5m from the principal elevation of the main dwelling. At the rear, the pitch roof would be set down from the main roof by approximately 0.7 m. It would measure 5.3m, and 6m to the top of the eaves. It would project 0.6m from the original rear wall. The ground floor extension would measure approximately 8.6m in width, 4m in width and the separation distance with the side boundary at no. 44 would be 0.7m. The front wall would be in alignment with the principal elevation of the main dwelling, and

the rear wall would project 0.6m from the original rear wall.

Procedural Matters: Revised Proposed Floor and Elevation plans were received by the Council on 14th April 2026 and a Revised Site Plan on 15th April and after the consultation date had ended. However, the revised proposed plans showed a minor amendment to show the front wall of the first-floor side extension set back 0.5m from the principal elevation and 3 no. parking spaces within the red line. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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 linear with a cul-de-sac and comprises detached dwellings with attached garages of a similar age and design. It comprises detached dwellings of a similar age and design with open plan front gardens and driveways for off street parking. There are other examples within proximity of the application site at no's 36, 39, 45 and 47 Harmar that have first floor side extensions above the garage and abut the side boundary.

In this case, the proposed roof would be in line with existing. The front elevation of the first-floor side extension would be set back approximately 0.5m from the principal elevation. The proposed location of the side wall adjacent to the neighbouring boundary would conflict with the Borough Design Guide that recommends a 1m separation distance. Nevertheless, within the immediate vicinity, there are several examples of first floor side extensions that extend up to the neighbouring property boundary. The repeated occurrence of these extensions within the local street scene contributes to a cumulative effect, which may reasonably be interpreted as forming an established aspect of the character of the area. Their presence demonstrates a pattern in local development, signifying that such extensions are no longer isolated incidents but rather a defining feature of the locality.

Therefore, although the proposal would not fully comply with Policy CP1 and CP3 of the Core Strategy, it would not be reasonable to refuse the application on this basis, given that first floor side extensions close to the boundary have become an established feature in the street and given its compliance with other aspects of policy.

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: The back-to-back separation distance of the rear first-floor bedroom window with no. 214 London Road would be approximately 30m and it would not overlook neighbouring habitable rooms at no's 40 and 44 Harmar Close. There would be one first floor side window serving the ensuite that would be obscure glazed. There are no side windows proposed to the single storey rear extension and the rear facing windows would not overlook neighbouring habitable rooms. Therefore, there

would be no significant loss of privacy because of the proposal.

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 development.

Overbearing: The single storey rear extension would project back approximately 4m from the original rear wall. The rear first floor extension would project approximately 1m from the original wall and be adjacent to the neighbouring boundary. Nevertheless, within the immediate vicinity, there are several examples of first floor side extensions that extend up to the neighbouring property boundary. Furthermore, the neighbouring occupants would have access to adequate private space. Therefore, the proposal would not cause visual harm.

Overall, the proposal would comply with Policy CP3 of the Core Strategy 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 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-bedroom dwelling. The proposed driveway has sufficient space to accommodate at least three cars, which is acceptable.

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:	15 April 2026
Earliest date for	18 February 2026

decision:	
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Recommendation agreed by: (Authorised Officer)	
Date:	15/04/26