

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260796
Site Address:	5 Somerset Close, Wokingham, Wokingham, RG41 3AJ
Expiry Date:	26 May 2026
Site Visit Date:	22/04/2026
Proposal: Householder application for the proposed erection of a first-floor side extension, conversion of the existing integral garage to habitable accommodation, erection of a detached double garage, and associated alterations to fenestration.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC10 – Sustainable Drainage TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
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 DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
030153	Proposed first floor side extension and single storey side extension to dwelling plus conversion of garage.	Approved, 10/06/2003
242609	Pre-application advice for the proposed erection of a first-floor side extension and detached double garage, plus conversion of the existing garage to habitable accommodation with associated changes to fenestration.	Replied, 04/12/2024

CONSULTATION RESPONSES**Internal**

None consulted.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL**Site Description:**

The application site relates to a two storey, detached dwelling located within small, residential cul-de-sac which consists of two storey, detached houses set in discernible groupings which are distinguished by repeated house type.

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:

The proposal seeks the erection of a first-floor side extension above the existing garage, incorporating a front-facing gable in the form of a modest two-storey front projection. As part of these works, the existing garage door would also be removed and replaced with a revised frontage treatment integrated into the overall design of the dwelling. The extension would incorporate a matching gable roof form and materials consistent with the existing property, resulting in a cohesive appearance.

Whilst front façades within the surrounding area generally retain garage doors as part of their original design, and the proposal would reduce the existing gap above the garage. Nonetheless, a separation distance of approximately 1 metre would still be retained to the neighbouring property at No. 4, helping to mitigate any terracing effect. Furthermore, the resulting built form would be comparable in scale and form to several similarly proportioned properties within the close.

The Borough Design Guide generally advises against two-storey front extensions. However, in this instance, the extension would remain relatively modest in scale, with limited projection from the principal elevation, whilst the removed garage door would be replaced with windows that reflect the design and proportions of the existing fenestration which would help preserve the character of the existing dwelling.

In addition, the site occupies a position towards the rear of the cul-de-sac, where the street scene displays a more varied arrangement of built form and is less visually prominent within the wider public realm. Taken as a whole, the proposal is considered to integrate satisfactorily with the host dwelling and surrounding area and would not result in unacceptable harm to the character or appearance of the street scene.

The proposal also includes the erection of a detached two-bay garage incorporating a hipped roof form. Section 4 of the Borough Design Guide advises that garages should generally not be located within front garden areas and should instead be positioned to the side or rear of dwellings, without projecting forward of the established building line.

In this instance, whilst the proposed garage would be sited within the front garden area, The structure would be modest in scale, clearly subordinate to the host dwelling. Furthermore, the application site is positioned towards the rear of the cul-de-sac, where the street scene is less formal in character and displays a varied arrangement of parking, garages and built form. The garage would also remain visually associated with the host dwelling and, owing to its positioning and limited scale, would not appear unduly prominent or incongruous within the wider street scene. As such, notwithstanding the general guidance within the Borough Design Guide, the proposal is acceptable in this instance and would not result in unacceptable harm to the character or appearance of the area.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the front and rear elevation at first floor level would be similar to the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

With regards to the new ground floor side windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extension and detached garage would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms from six to eight and result in the loss of the existing garage parking space. In accordance with Wokingham Borough Council's Car Parking Standards, a dwelling of this size within an urban location would require the provision of two off-street parking spaces within the red line boundary.

It is noted that the proposed detached garage would not fully comply with the Council's recommended internal dimensions for a double garage, measuring approximately 5.8m x 5.8m rather than the advised 6m x 6m. Nevertheless, the site would retain two off-street parking spaces within the curtilage, which is considered sufficient to serve a dwelling of this scale and accords with the Council's adopted Parking Standards.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

It is noted that the proposed detached garage would result in the loss of some grassed area within the front driveway. Nonetheless, the submitted block plan demonstrates the retention of existing vegetation in the form of trees and hedgerows, which is considered sufficient to maintain the verdant character of the site and safeguard visual amenity.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The submitted Bat Survey (by Crossman Ecology, August 2026, ref: L1147.011) found no evidence of bats or features potentially suitable for use by roosting bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be negligible. As such, the proposals are

unlikely to adversely affect roosting bats or other protected species.

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:	12 May 2026
Earliest date for decision:	29 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.09.2026