

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261908
Site Address:	18 Budges Road, Wokingham, RG40 1PJ
Expiry Date:	7 October 2026
Site Visit Date:	28 September 2026
Proposal: Householder application for the proposed erection of a single storey front and side extension.	

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 TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area
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 Property Services- No comments received
WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received

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 semi-detached dwelling located within Wokingham. The dwelling is set back from the highway behind a modest front garden and off-street parking. The surrounding area is characterised by residential development comprising similar semi-detached and detached dwellings set within spacious plots.

Proposal: This application seeks permission for the proposed erection of a single storey front and side extension. The single storey front element will be approximately 1.2 meters in depth, 2 meters in width and 3.5 meters in height. The proposed single storey side element will be approximately 3.8 meters in depth, 1.6 meters in width and 3.9 meters in height.

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 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.

No. 18 Budges Road occupies an end-of-terrace position and is set back from the highway by approximately 10 meters. Whilst the Borough Design Guide generally advises that extensions should not project beyond the established building line, the proposed front extension would extend approximately 1 meter forward of the existing frontage and would introduce a degree of asymmetry with No. 20 Budges Road. However, it is also noted that there are examples of similar forms of development within the surrounding area. In this context, the proposal would not appear incongruous or out

of keeping with the established pattern of development. Furthermore, the extension would remain proportionate to the host dwelling and would not project above the existing ridge line. Accordingly, the development would integrate satisfactorily with the existing dwelling and would preserve the character and appearance of the street scene.

The proposed extensions would be positioned to the northern and western elevations and would not project above the existing ridge line. Whilst part of the development would extend to the boundary, the submitted block plan demonstrates that approximately 3 meters of separation would be retained between Nos. 14 and 16 Budge's Road. As such, the development would maintain an adequate degree of spacing between properties, consistent with the principles of the Borough Design Guide. In addition, the proposed pitched roof design reflects the host dwelling and the prevailing character of the surrounding area, ensuring a degree of visual continuity. Taking these factors into account, the scale, design and siting of the proposal are considered proportionate to the host dwelling and would appear as a sympathetic and subservient addition that preserves the character and appearance of the surrounding street scene.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: 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.

As aforementioned, the proposed side extension has been built to the boundary. The Borough Design Guide emphasises that developments should be 1 meter away from neighbouring dwellings in order to safeguard neighbouring amenity space. In this case, approximately 3 meters of separation would remain between the neighbouring dwellings, and no windows are proposed within the western elevation facing Nos. 14 and 16 Budge's Road. As such, the development would not give rise to overlooking of neighbouring private amenity areas, including gardens and patios. Furthermore, having regard to the scale, siting and relationship of the extension to neighbouring properties, it is not considered that the proposal would result in a material loss of light, an overbearing impact, or an unacceptable sense of enclosure to the occupiers of neighbouring dwellings. Therefore, the proposal is considered acceptable in residential amenity terms.

Highway Access and Parking Provision: There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no comments from the Council's Highways team have been received.

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	
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Conditions agreed:	Not required
Recommendation:	Approve
Date:	28 September 2026
Earliest date for decision:	4 September 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	29.09.2026