

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

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| <b>Application Number:</b>                                                                                                                                                                                                                                                                        | 251096                                              |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                              | 58 Langborough Road, Wokingham, Wokingham, RG40 2BT |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                               | 4 December 2025                                     |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                                                           | 20 November 2025                                    |
| <b>Proposal:</b> Householder application for the erection of a single-storey rear extension, a loft conversion with a rear dormer, a carport, alterations to fenestration and external materials, plus the addition of a heat pump and solar panels, following the demolition of existing garage. |                                                     |

| <b>PLANNING POLICY</b>      |                                                                                                                                                                                                                   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                             |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                              |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB23 – Biodiversity and Development |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                                                                                                              |

| <b>PLANNING HISTORY</b> |                                                                                                                                                                                         |                          |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Application No.         | Description                                                                                                                                                                             | Decision & Date          |
| 251585                  | Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, changes to fenestration plus roof lights following demolition of conservatory. | Approved:<br>August 2025 |

| <b>CONSULTATION RESPONSES</b>                                                                                                                                                                     |
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| <b>Internal</b>                                                                                                                                                                                   |
| WBC Drainage – No objection subject to a condition<br>WBC Highways – Request further information<br>WBC CIL – No comments<br>WBC Ecology – No comments<br>WBC Environmental Health – No objection |
| <b>External</b>                                                                                                                                                                                   |

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|------|
| None |
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| REPRESENTATIONS |  |
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|                     |                      |
|---------------------|----------------------|
| Parish/Town Council | No comments received |
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|----------------|----------------------|
| Ward Member(s) | No comments received |
|----------------|----------------------|

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|------------|----------------------|
| Neighbours | No comments received |
|------------|----------------------|

| APPRAISAL |
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**Site Description:** The application site is located towards the eastern end of Langborough Road, a residential lane on the outskirts of Wokingham Town Centre. The property provides a unique contribution to the streetscape, being the only bungalow amongst a row of two storey, detached, semi-detached and terraced properties.

**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 comprises a series of enlargements and alterations to the property, including the construction of a single-storey rear extension, installation of a rear-facing dormer, replacement of the existing garage with a carport, and changes to the dwelling's external appearance through updated materials and fenestration.

The overarching aim of the development appears to be the modernisation of the existing property, with many of the proposed changes reflecting a contemporary design approach with elements to deliver renewable energy to the site.

Although the dormer extension is relatively large in relation to the roofscape, it complies with the Borough Design Guide (BDG) by being set down from the existing ridge line and set back from both the eaves and the roof edges. Its rear-facing position ensures minimal visibility from the street, thereby limiting its impact on the wider character of the area.

Similarly, the single-storey rear extension would have little effect on the setting of Langborough Road and Howard Road due to its discreet location within the site. In any case, it would appear as a subservient addition to the host property.

The replacement of the existing garage, which currently presents a utilitarian and visually intrusive appearance, with a carport, would significantly enhance the street scene. The proposed carport introduces a more open structure that reduces the sense of enclosure and visual bulk associated with the existing garage. While the inclusion of a new fence line would partially diminish this openness, the overall effect would remain positive, delivering an enhancement compared to the current situation.

The proposed solar panels would introduce a noticeable projection from the roofscape, supported by visible infrastructure. While these elements could appear as prominent additions when viewed in isolation, their impact on the street scene is largely mitigated by the property's considerable setback from the prevailing building line. Furthermore, the limited residual visual harm must be weighed against the significant environmental benefit of generating renewable energy for the dwelling, a matter addressed in detail within the renewable energy section of this report.

The contemporary character of the proposal is most evident in the choice of external materials and alterations to fenestration. The introduction of white render and timber cladding across all elevations represents a marked departure from the existing finishes and those typical of Langborough Road, where traditional materials predominate. Nevertheless, the individualisation of dwellings through varied finishes is a common feature of suburban areas such as this, and therefore no objection is raised to these changes.

Overall, while it is acknowledged that the development would significantly alter the appearance of the dwelling and its contribution to the streetscape, the visual impact is considered acceptable and in accordance with the principles of Policies CP1 and CP3 of the Core Strategy.

**Renewable Energy:** The principle of renewable energy infrastructure is strongly supported in the local Development Plan and the NPPF. Wokingham Borough Council declared a climate emergency in July 2019 which commits it to playing as full a role as possible in reducing our carbon footprint to be net carbon zero by 2030.

MDD Local Plan policy CC05 states *“Local opportunities to contribute towards decentralised energy supply from renewable and low-carbon technologies will be encouraged”*. Additionally, part 3 of the policy states:

*“Proposal for renewable energy and decentralised energy works, including wind turbines, must demonstrate that:*

- a) They are appropriate in scale, location and technology type;*
- b) Are compatible with the surrounding area, including the impact of noise and odour;*
- c) Do not have a damaging impact on the local topography and landscape;*
- d) There is no significant impact upon heritage assets, including views important to their setting”*.

Section 14 of the NPPF refers to meeting the challenge of climate change and paragraph 161 states that the planning system should support the transition to a low carbon future. Paragraph 168 is relevant to this proposal and states that *“When*

*determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:*

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;*
- b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;*
- c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site."*

Overall, the principle of a small-scale renewable energy development is supported by local and national policy concerning sustainability, subject to its impacts being acceptable. This works in favour of the proposal, which includes both solar panels and an ASHP. In this instance, the limited harm associated with the projection of the solar panels above the existing roofline is outweighed by the significant benefits in terms of future renewable energy source for the site.

**Neighbouring Amenity:** The proposed dormer window would allow only oblique views of neighbouring properties and would not result in direct overlooking. An adequate separation distance in excess of 20m is retained between the rear-to-side relationship with No. 56 Howard Road. Similarly, the additional ground-floor fenestration is not considered to have any adverse impact on residential amenity.

The relatively modest scale of the rear extensions, combined with their separation from adjacent dwellings, would prevent any unacceptable loss of light or overbearing effect on neighbouring sites.

The proposal also includes regrading the rear garden to create a level surface between the existing greenhouse, shed, and the rear of the property. While changes to ground levels in densely developed residential areas typically require careful consideration, in this case, the presence of an existing raised platform at the rear ensures that infilling the sloped land would not result in significantly wider or intrusive views of surrounding properties and thus no objection is raised.

Consideration has been given to the potential noise impact arising from the proposed air source heat pump (ASHP) at the rear of the dwelling. The unit would be positioned at a sufficient distance from the nearest habitable windows of neighbouring properties, ensuring that any noise generated would not adversely affect residential amenity. This assessment is supported by the Environmental Health Officer, who raises no objection on noise grounds.

**Highway Access and Parking Provision:** The Highways Officer has requested further information on two specific matters: Firstly, regarding the adequacy of parking provision at the site; and secondly, concerning the positioning of the rear gate in relation to the adjacent highway.

With respect to parking, it is noted that the proposal does not result in a net increase in the number of habitable rooms. Furthermore, the existing garage, to be demolished, does not fully comply with the Council's standards for car parking provision.

Consequently, there is insufficient justification to require additional parking spaces in this instance.

Regarding the rear gate, the Highways Officer has advised that it should be set back by a minimum of 5 metres from the edge of the carriageway. This measure is intended to prevent vehicles from obstructing the highway while waiting for the gates to open. However, it is acknowledged that the site benefits from a turning area to the rear, which would mitigate potential highway safety concerns associated with the position of the gate. It is also noted that Howards Road is a single-track lane, where speeds are limited. The revised fence line would simply match those of the adjacent sites.

**Flooding and Drainage:** The application site is located within Flood Zone 1. The Drainage Officer has requested the submission of further draining details via condition, however, due to the limited scale of the proposed development, it is not considered that the condition is proportionate.

**Ecology:** The Bat Survey submitted along with this application concluded the following:

*“The presence of fresh bat droppings in the loft at 58 Langborough Road indicates that bats have roosted in the building (likely within the last 12 months). However, no bats emerged from the building during the dusk surveys carried out in 2025 and it is therefore considered that bats were not roosting in the building at the time of the dusk surveys. The bats (or bat) were likely to have been roosting in the main loft space, accessed via gaps between the roof and chimney.”*

The applicants Ecologist makes clear their preference for a bat license to be obtained prior to the development taking place. The LPA are satisfied with the survey effort and its conclusions, thus raise no objection to the development subject to an EPSL being obtained from Natural England prior to the commencement of any development affecting bats.

**Conclusion:** For all the above, the proposal is acceptable, and 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                     |                 |
|------------------------------------|-----------------|
| <b>Conditions agreed:</b>          | Yes             |
| <b>Recommendation:</b>             | Approve         |
| <b>Date:</b>                       | 2 December 2025 |
| <b>Earliest date for decision:</b> | 5 November 2025 |

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | 02/12/25                                                                          |

## **PLANNING CONSTRAINTS/STATUS**

- *Major Development Location of Wokingham*
- *Bat Roost Habitat*