

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	242015
Site Address:	349 Hyde End Road, Spencers Wood, Wokingham, RG7 1DD
Expiry Date:	19 November 2025
Site Visit Date:	8 October 2025
Proposal: Householder application for the proposed reconfiguring of the main roof from hipped to end gable, first floor and second floor extensions, including the addition of dormer windows and roof lights.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
 Bat Roost Habitat Suitability
 Scale and Location of Development Proposals – Modest Dev. Loc. (Spencers Wood)
 Nuclear Consultation Zone
 Landscape Character Assessment
 SSSI Impact Risk Zones
 Thames Basin Heaths SPA Mitigation Zone

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
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 CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards NE1 – Biodiversity and geodiversity NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross
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PLANNING HISTORY		
Application No.	Description	Decision & Date
07324	Detached house on land at rear of "Houndsmoor" Hyde End Road, Shinfield. Berks.	Approved 24/11/1977
08451	Double garage adjoining "Houndsmoor", 349 Hyde End Road, Shinfield.	08/06/1978
11190	Single storey extension	24/09/1979
24473	Single storey extension to lounge also first floor extension to provide bedroom and ensuite bathroom.	Approved 04/11/1985
40606	Single storey side extension to provide lounge and family room. Single storey front extension to provide WC.	Approved 23/03/1993
030169	Proposed conversion of garage to Granny Annexe with dormer extensions to form rooms in roof space of garage. Pitched roof to existing flat roof and front single storey extension to existing workshop.	Approved 27/01/2004
032502	Proposed garage conversion with front and rear dormer extension to provide first floor accommodation. Proposed pitched roof over existing flat roof plus ground floor extension to form hall and erection of new garage.	Refused 10/12/2003
061272	Proposed erection of front boundary wall , piers and gates.	Approved 16/05/2006
062286	Proposed erection of new boundary wall and gates.	Withdrawn 17/03/2006
080239	Renewal of Planning Application F/2003/0817 under Regulation 3 (3) (a) of the Town & Country Planning Applications 1988 (Proposed conversion of detached garage to granny annexe)	Approved 04/07/2008
183461	Householder application for the proposed conversion of existing garage to additional habitable space for garden/pool room, to include raising of roof height and insertion of roof lights (ancillary to the main dwelling).	Approved 26/02/2019

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology – No objection subject to conditions

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for a first floor and second floor side extension to create a larger master bedroom at first floor level and a bathroom at second floor level.

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 proposed side extension would extend both the first floor and second floor up to and in line with the flank elevation of the dwelling. The existing hipped end would be replaced by a flush gable end, and the catslide roof on the front elevation will be extended with 2 no. new pitched roof dormers being added.

The Council's Borough Design Guide (BDG) states that "side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary. The side extension is not set back from the building line or set down from the main roof, but the extension is set 2.6 metres from the boundary with the neighbouring property. Whilst the extension isn't set down or back, the catslide roof is being extended, and this appears subservient to the existing two storey gable projection and left-hand side of the dwelling. The proposed 2 no. new dormers are positioned within the main roof, they are set back from both the eaves line

and the side of the roof, and they do not exceed the height of the ridgeline of the roof. This ensures that the dormers appear as subservient features of the roof. Overall, it is not deemed that the side extension and dormers would significantly impact upon the appearance of the dwelling or character of the area.

Neighbouring Amenity:

The proposed first floor and second floor side extension would extend up the existing flank elevation of the dwelling. There is a 2.6 metre separation to the boundary with the neighbouring property, and there is also adequate planting on this boundary. Additionally, the side extension would be aligned with the driveway of the neighbouring property, and this demonstrates that there would be no significant overbearing or loss of light impacts. With regards to overlooking there are no windows proposed on the side elevation of the extension and therefore there are no concerns relating to overlooking.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	18 November 2025
Earliest date for decision:	16 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18.11.25

PLANNING CONSTRAINTS/STATUS
Insert where relevant