

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252894
Site Address:	73 Hyde End Lane, Spencers Wood, Wokingham, RG7 1EY
Expiry Date:	20 January 2026
Site Visit Date:	12 December 2025
Proposal: Householder application for the proposed erection of a single storey rear 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham	SS1 – Sustainable development principles

Borough Local Plan Update (LPU)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

WBC CIL- No comments received.

WBC Ecology- No comments received.

External

N/A

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council has no comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site consist of a two-storey semi-detached property located on Hyde End Lane within the major development of Spencers Wood.

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 within the major development of Spencers Wood 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:

CP1 of the Core Strategy requires the proposed single storey rear extension to maintain or enhance the quality of the environment.

CP3 of the Core Strategy requires the proposed single storey rear extension to be of an appropriate scale, mass, built form, height, materials and character to enhance the area together with a high quality of design.

The proposed single storey rear extension will measure c.3.25m in height, c.8.05m from the side, c.3.95m in depth from the main rear wall and c.3.91m in width.

The Borough Design Guide advises that rear extensions should not project more than

four metres from the main rear wall of the house. The proposed rear extension would project c.3.95m of the rear wall which is in accordance with the BDG. The extension is subservient in scale and will not be prominent from the street scene – the design and impact on character and appearance of the area is therefore acceptable.

CP3 of the Core Strategy requires the extension to be of an appropriate material and character to the area together with a high quality of design. The proposed rear single storey extension will be made subservient to the existing built form as the materials used to construct the extension will be made to match the rest of the main dwelling. These are identified on the application form to consist of brick and block wall construction and roof tile on felt and batten timber roof.

Neighbouring Amenity:

CP3 says the proposed single storey rear extension should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed rear extension is of single storey nature and there are no windows located on the side facing neighbouring property no.75 and therefore would not introduce any outlooks across property no.75, there are windows on the side neighbouring with no.71 Hyde End Lane however the proposed extension is single storey and won't introduce any overlooking into neighbouring properties.

Loss of Light + Overbearing:

The Borough Design Guide states that the minimum separation distance between flank and boundary should be minimum 1m, the proposed single-storey rear extension would not comply with this in relation to separation distances as the recommended minimum distance for flank to boundary is 1m, the proposed rear and side extension are both

located on the boundary line.

Amenity Space:

Section 4.7 of the Borough Design Guide states "The council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable". The proposed single storey rear extension will result in a minor loss of c.3.95m of rear garden space. However, there will be sufficient space remaining with c.49.13m in depth and c.4.76m in width.

Conclusion:

In conclusion, the proposed single storey rear extension would not detrimentally harm the character and appearance of the area, would not significantly harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it 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	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	19 January 2026
Earliest date for decision:	17 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.01.2026