

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260371
Site Address:	51 Simons Lane, Wokingham, RG41 3HG
Expiry Date:	5 May 2026
Site Visit Date:	29 th April 2026
Proposal: Householder application for proposed part single storey rear/part first floor 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
222322	Householder application for the proposed erection of a first-floor extension facilitated by altering the roof form from pitched to hipped and raising the ridge and eaves of the existing dwelling, and the erection of a single storey rear/side extension following the demolition of the existing conservatory and garage.	Approved 22 September 2022

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC Ecology- No objection
External
None consulted

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	2 representations as follows; - <i>The proposed increase in ridge height is not modest as claimed in the Design and Access Statement</i> - <i>The proposed increase in ridge height is not in keeping with the street scene</i> - <i>The proposed increase in ridge height is unnecessary unless there is a hidden agenda to convert the loft space</i> - <i>There are no drawings included in the application to illustrate the scale and massing in relation to the adjacent neighbours No.49 and No.53</i>

APPRAISAL
Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in Wokingham. The site is located within a Major Development location adjacent to the Countryside. The site is surrounded by a mix of dwellings that don't follow any particular design or architectural style. Proposal: The application seeks planning permission for the erection of a front porch, a single-storey rear extension, and the raising of the roof to provide additional habitable accommodation. The proposed front porch would measure approximately 1.8 metres in depth, 4.4 metres in width and 3 metres in height. It would facilitate a new principal access point to the dwelling. The proposed single-storey rear extension would project approximately 5 metres from the rear elevation, with a width of 9 metres and a height of approximately 3.4 metres. This extension would accommodate an enlarged kitchen and living area. The proposal also includes raising the existing roof by approximately 2 metres to create additional habitable accommodation, comprising two additional bedrooms, one with an ensuite, a bathroom, storage space and a hallway, along with a roof terrace that can be accessed via two of the bedrooms. Planning History: The application site has been subject to previous planning applications. Planning permission was granted in September 2022 application (222322) for the erection of a first-floor extension facilitated by alterations to the roof form from pitched to hipped, including an increase to the ridge and eaves heights. The

approved scheme also included the erection of a single-storey rear/side extension following the demolition of the existing conservatory and garage.

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 to 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.

Simons Lane and the surrounding area comprises of dwellings that have no strong prevailing style or character, although there most properties are chalet bungalow style. There have been numerous proposals throughout the locality that consist of front side and rear extensions that can be seen from the public realm which don't detriment the character of the area. Some of these have result in two storey dwellings.

The proposed single-storey front element would provide a new access point to the dwelling, while the single-storey rear element would accommodate an enlarged kitchen and living area.

At first-floor level, the proposed raising of the roof would facilitate the provision of two additional bedrooms (one with an en-suite), together with access to a balcony, storage facilities, a bathroom and a new hallway. As part of the proposal, the existing dormer would be removed to enable the raising of the roof.

The development also includes changes to fenestration across the front, side and rear elevations. At the front elevation, seven small windows and two large windows are proposed, replacing the existing. The side elevations would include four small windows replacing the existing, while the rear elevation would incorporate four small windows, two large windows and bi-folding doors.

The proposed development will overall remodel the house so that it appears as a two-storey property. Whilst it will be larger than the neighbouring dwellings, it would not be incongruous or harmful to the street scene as there is a range of properties sizes along the road. It is noted that a dwelling to the south has been developed into a similar gable fronted two storey form.

The materials used will comprise of brick, composite cladding and grey interlocking roof tiles and this is appropriate for the context of the site.

There have been objections raised by neighbours regarding the raising of the roof and the impact this may have on neighbouring amenity. The Borough Design Guide (BDG) states that the eaves and/or ridge height of a property should not be raised in height unless buildings in the local context are significantly taller, however each application must be assessed within its own individual merits and the proposed raising of the roof will be in-keeping with the original dwelling and as there is no consistent architectural style along the street scene this is considered acceptable. The hipped roof of the dwelling will bring the height of the building down at the boundaries and this will help the development assimilate into the street scene.

Overall, the proposed works would not result in detrimental harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by 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.

The proposal is set within the property boundary maintaining the spatial relationship. In this context, the development would not give rise to a detrimental loss of light or appear overbearing to neighbouring occupiers.

A neighbour representation refers to the concern for overlooking due to the raising of the roof. As aforementioned, the Borough Design Guide (BDG) advises that the height should not be raised unless buildings in the locality are significantly taller. However, in this case the balcony to the rear will be protected with a 1.8-meter privacy screen, the dormer is set to be removed, and the raising of the roof would be proportionate to the host dwelling. Therefore, the outlook from this will be orientated to the rear garden of the property. This does not cause detrimental harm. It is an acceptable design and maintains the current special relationship with neighbouring amenity. The property and neighbouring houses have good size gardens, and the extension would not appear excessive in the context of the site.

Overall, having regard to its height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The submitted block plan shows no change in the level of parking. As 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 objection from Highways have been raised.

Flooding and Drainage: The site lies with an area suitable for surface water flooding. However there has been no flooding located at the areas of the extensions. As a result, no objections have been raised by the Council's Flooding and Drainage Officer.

Ecology: The Council's Ecology Officer has reviewed this application. *"Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works commence"*. Whilst the Council's Ecology Officer has no objection to the proposal, an informative will be applied in order to maintain the protection of any bat roosts.

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.

Other matters: Comments have raised that the loft space creates an additional floor. Whilst there is a window in the front gable, the floor plans do not show an internal staircase and this area would be accessed via a traditional loft space.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	30 April 2026
Earliest date for decision:	31 March 2026

Recommendation agreed by: (Authorised Officer)	
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Date:	01/05/26
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PLANNING CONSTRAINTS/STATUS
Insert where relevant