

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                 |                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Application Number:</b>                                                                                                                                      | 253148                                 |
| <b>Site Address:</b>                                                                                                                                            | 9 Glebelands Road, Wokingham, RG40 1DY |
| <b>Expiry Date:</b>                                                                                                                                             | 24 June 2026                           |
| <b>Site Visit Date:</b>                                                                                                                                         | 8 June 2026                            |
| <b>Proposal:</b> Householder application for the proposed erection of part two storey, part single storey side and rear extensions and changes to fenestration. |                                        |

### **PLANNING CONSTRAINTS/STATUS**

Scale and Location of Development Proposals – Major Development Location – Wokingham  
Bat Roost Suitability Habitat  
Green Route

### **PLANNING POLICY**

|                                                  |                                                                                                                                                                                                       |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                                                  |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC07 – Parking<br>CC09 – Development and Flood Risk                                  |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS3 – Development within or adjacent to major and modest settlements<br>C5 – Parking and electric vehicle charging<br>NE1 – Biodiversity and geodiversity |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Wokingham Town Centre SPD                                                                                          |

### **PLANNING HISTORY**

| Application No. | Description     | Decision & Date |
|-----------------|-----------------|-----------------|
| O/13/63         | Detached Houses | Approve         |

|  |  |                           |
|--|--|---------------------------|
|  |  | 30 <sup>th</sup> May 1963 |
|--|--|---------------------------|

## CONSULTATION RESPONSES

### Internal

WBC Landscape and Trees – No Objection  
WBC Ecology – Requested Further Information  
WBC CIL – Liable

### External

N/A

## REPRESENTATIONS

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

## APPRAISAL

**Site Description:** The site comprises a detached dwelling within a residential area of Wokingham, occupying a corner plot at Glebelands Road and the entrance to Cedar Close. Vehicular access is from Glebelands Road. The front garden is approximately 8m in depth, with a front boundary formed by a hedge around 1.5m high. The separation distance of the side boundary with Cedar Close is approximately 6m. The rear garden is approximately 30m deep and enclosed by a boundary fence approximately 1.8m in height. The north-facing boundary is shared with apartments at Tithe Court. The site is surrounded by perimeter trees, shrubs and timber fencing. The boundaries are heavily hedged or have timber fencing, so views into the Site are limited.

**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.

**Proposal:** The erection of part two storey, part single storey side and rear extensions and changes to fenestration.

The first-floor side extension will facilitate 2 no. bedrooms a family bathroom and ensuite. It will measure 5.7m in width, 6.3m in depth, 5m in height to the top of the

eaves and 6.75m to the top of the pitch roof. The roof will be in line with the adjoining roof and set down approx. 0.3m from the front gable roof. The rear wall would be approximately 2.5m in width and set back from the rear extension by approximately 4m.

The two-storey rear extension would project from the existing rear wall by approximately 4m and measure approximately 15m in width. The first-floor building line would be staggered. The external wall to the master bedroom would measure 7.3m in width, be in alignment with the ground floor and have a roof with a gable end. Bedroom 5 and the landing would have a flat roof set down approximately 1m from the main roof and set back from the master bedroom by approximately 1m. The north facing wall would be set in approximately 2.5m from the two-storey side extension.

#### Front elevation

On the ground floor, the external wall and door to the entrance hall will be brought forward approximately 0.5m to be in alignment with the garage. There will be a window serving the living room and the WC, and a garage door measuring 5m in width. On the first floor there will be 2 no. windows serving bedrooms and 2 no. windows serving a family bathroom and an ensuite.

#### Rear Elevation

On the ground floor, there will be glazed doors and a window to the kitchen dining area, a window serving the study and a door to the garage. On the first floor, glazing to the master bedroom will be approximately 6m in width. There will be 2 no. windows serving bedrooms and 1 no. window to the landing.

#### Side elevation (North)

There will be 1 no. window and door serving the utility room on the ground floor and no windows on the first floor.

#### Side elevation (South)

On the ground floor there will be glazed doors and a window serving the family area and kitchen and a door serving the living room. On the first floor there will be 2 no. windows serving ensuites and 1 window serving a bedroom.

**Character of the Area:** Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Glebelands Road is on a Green Route and forms part of the A321. The streets scene comprises detached houses and apartment buildings of varying ages, heights and architectural design. Boundary treatments are either hedges, walls or fences of varying height and mature trees are interspersed along the route.

In this case, the proposed eaves and ridge heights would not exceed those of the existing dwelling. The side extension would be set back approximately 1.7m from the principal elevation and would have a lower roofline than the existing gable end. It

would be approximately 0.7m from the northern side boundary, with a separation distance of approximately 12m from the side wall of Tithe Court. The rear two-storey extension would be approximately 6m from Cedar Close. As such, the proposal would maintain the rhythm of buildings and gaps along the street frontages. In addition, the east and south-facing boundaries are enclosed by tall vegetation, mature trees and a fence of approximately 1.8m in height, meaning the dwelling is largely screened from public views along Glebelands Road and Cedar Close.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

**Neighbouring Amenity:** Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

*Overlooking:* The separation distance of the two-storey rear extension with the front of no. 7 Cedar Close would be at least 50m. There are no windows proposed to the north facing side elevation and there would be no additional overlooking towards Tithe Court.

The south-facing first-floor bedroom window would be in the same position as the existing bathroom window and would face the front of No. 2 Cedar Close. The two ensuite windows would replace existing openings. The Borough Design Guide advises that a minimum back-to-flank separation distance of 12m should be maintained to protect privacy. Applying this principle, the front-to-flank distance between the bedroom window and No. 2 Cedar Close would exceed 20m. The proposal would therefore not result in any material increase in overlooking.

*Loss of Light:* The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent development. In this case the proposal would comply with the vertical and horizontal 45-degree angle tests and there would be no additional loss of light to neighbour amenity.

*Overbearing:* The rear extension would project no more than 4m from the main rear wall and would be set at least 6m from the boundary with Cedar Close and 3m from the northern boundary. The first-floor side extension would be approximately 0.7m from the side boundary, which is slightly less than the 1m distance recommended in the Borough Design Guide. However, the side wall of the garage would align with the existing building and given the approximately 12m separation distance to the nearest building at Tithe Court, the proposal would not appear visually overbearing.

Overall, although the first-floor side extension would not fully accord with the Borough Design Guide, it would not result in significant harm to neighbouring amenity. Given its compliance with policy in other respects, refusal on this basis would not be justified.

**Highway Access and Parking Provision:** Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates

that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway has sufficient space to accommodate at least three cars, which is acceptable. As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

**Landscape and Trees:** Subject to conditions, the Council's Tree and Landscape Officer raises no objection. The Officer notes that the front garden vegetation contributes to the verdant character of the street. Protected trees are present near the site, including three Lime trees, one Western Red Cedar next to the driveway entrance within the neighbouring property at 14 Tithe Court, and a veteran Cedar tree in the rear garden of that same property. These trees are protected by TPO-0001-1973. Although the proposed development is unlikely to harm these protected trees, further information is needed on existing trees within and close to the site, including their Root Protection Areas. A condition should require the applicant to submit a tree survey, Arboricultural Impact Assessment and Tree Protection Plan, showing how existing trees and hedging will be protected during construction.

The Officer also requests details of the intended treatment of existing trees and the proposed soft and hard landscaping in the front and rear gardens, including the driveway. A condition should require a Landscape Plan covering:

- Retained, removed and proposed trees and planting, including species, planting sizes, spacing and quantities in a plant schedule
- Changes to hard landscaping, including paths, patios, the driveway and parking areas
- Retained and proposed boundary treatments to the front, side and rear gardens

**Ecology:** The Ecology Officer raises no objection subject to a condition securing implementation, bat-sensitive lighting and enhancement (i.e. a swift S Brick) in line with Section 4 of the Bat Survey dated 15 May 2026.

**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 proposed development will be liable for CIL based on the measurements of the floorplans.

Please note that any changes to the floorplans listed will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to

the development commencing. All CIL forms can now be completed and submitted through the following link:

[Wokingham Borough Council - CIL Forms \(exacom.co.uk\)](http://exacom.co.uk)

**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:          | Yes          |
| Recommendation:             | Approve      |
| Date:                       | 23 July 2026 |
| Earliest date for decision: | 24 May 2026  |

|                                                   |            |
|---------------------------------------------------|------------|
| Recommendation agreed by:<br>(Authorised Officer) | <i>MC</i>  |
| Date:                                             | 24.07.2026 |