

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260287
Site Address:	Land to the rear of 16 and 17 Arnside Close, Twyford, RG10 9BS
Expiry Date:	22 April 2026
Site Visit Date:	17/03/2026
Proposal: Full application for the proposed erection of 1 no. detached dwelling with associated parking, amenity space and access including creation of a new dropped kerb.	

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements SS10 – Meeting our housing needs C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards

	NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH4 – Advertisements and signage HC7 – Light pollution HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received.
WBC Drainage – No objections, subject to a condition.
WBC Highways – No objections, subject to conditions.
WBC Landscape and Trees – Objects to proposed development.
WBC CIL – The proposed development will be CIL liable.
WBC Ecology – Concerns raised. No objections, subject to conditions.
WBC Waste Services – No comments received.
WBC Cleaner and Greener – No comments received.

External

Thames Water Utilities Ltd – No comments.

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council - Notes concerns regarding whether the proposal complies with Policy TB06 relating to development within private residential gardens and requests that the application is carefully assessed against the policy requirements. The Committee also highlights the importance of the two mature trees at the front of the site and requests that appropriate protection measures are secured during construction and retained thereafter.
Ward Member(s)	No comments received
Neighbours	1 Chaseside Avenue - Raises concerns regarding the principle of erecting a detached three-bedroom dwelling within the rear garden area, which is considered to result in an intrusive form of development visible from neighbouring

	properties. Concerns are raised regarding loss of natural light and outlook to the neighbouring garden and greenhouse, together with noise, disturbance and pollution arising from vehicle movements associated with the proposed driveway access, particularly during late evening hours. Additional concerns relate to the removal of two trees adjacent to 16 Chaseside Avenue, the impact of the proposal on the character and appearance of the surrounding area, and the adequacy of drainage and other associated infrastructure arrangements. 3 Chaseside Avenue - Raises objections on the grounds that the proposed dwelling would appear overbearing and overly prominent due to its proximity, height and elevated land position relative to neighbouring properties, resulting in perceived overlooking, loss of privacy, outlook and natural light to neighbouring dwellings and gardens, particularly at 1 Chaseside Avenue and No. 3. Concerns are also raised regarding the scale of the development and whether it constitutes overdevelopment of the site, together with the impact on the character of the area. Additional concerns relate to potential flooding and drainage issues arising from increased surface water runoff, the inclusion of alleged Council-owned land within the application site, removal of trees adjacent to 16 Chaseside Avenue, parking and highway impacts, construction disturbance, and access arrangements during the construction phase. Further comments state that the proposed dwelling would itself experience overlooking from surrounding neighbouring properties. 8 Chaseside Avenue - Objects to the application on the grounds that the proposed dwelling would not be in keeping with the existing bungalows and terraced properties in the area. Concerns are raised regarding the steep change in levels, the ownership of the grass verge, recent removal of trees, loss of light and outlook to neighbouring properties, highway safety on Chaseside Avenue, and potential ground stability or subsidence issues.
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APPRAISAL

Site Description:

The application site relates to a rectangular-shaped grassed area of land located to the rear of a group of residential properties along Arnside Close and Chaseside Avenue. The surrounding area is characterised by detached, semi-detached and terraced properties arranged in discernible groupings, often defined by repeated house types and consistent architectural forms.

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 CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

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.

The application site forms part of back land development and paragraph 75 of the NPPF states that 'local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'. Policy TB06 – Development of Private Residential gardens – of the MDD Local Plan states that proposals for new residential development that includes land within the curtilage of private residential gardens will only be granted planning permission where:

- a) The proposal makes a positive contribution to the character of the area in terms of:
 - i. The relationship of the existing built form and spaces around buildings within the surrounding area;
 - ii. A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and
 - iii. Existing pattern of openings and boundary treatments on the site frontage
 - iv. Providing appropriate hard and soft landscaping, particularly at site boundaries.
 - v. Compatibility with the general building height within the surrounding area
 - vi. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary
- b) The application site provides a site of adequate size and dimensions to

accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking

c) The proposal includes access, which meets appropriate highway standards

d) The proposal does not lead to unacceptable tandem development

e) The design and layout minimises exposure of existing private boundaries to public areas and avoids the need for additional physical security measures

Chaseside Avenue and the surrounding area is characterised by an established residential environment comprising predominantly mid-20th century housing. Development typically consists of a mix of single-storey and two-storey dwellings arranged in discernible groupings, often reflecting repeated house types. Properties are generally similar in design and appearance, with a consistent palette of materials and finishes. However, many dwellings have been altered or extended over time, resulting in some architectural variation within the street scene.

The proposal seeks the erection of a one and half storey detached dwelling with associated parking, amenity space and access including creation of a new dropped kerb. The dwelling would be sited to the immediate rear, of nos. 17 and 16 Arnside Close to the east and nos 1 and 2 Chaseside Avenue to the west and would front and be accessed via Chaseside Avenue.

Whilst properties along the southern side of Chaseside Avenue generally follow a linear and consistent pattern of development, comprising predominantly semi-detached bungalows and two-storey dwellings fronting the road, the character of the northern side is more varied. This part of the street is defined by a number of small cul-de-sacs, a garage block and single garage building resulting in a less uniform layout with more fragmented built form. Consequently, there are greater gaps between buildings, deeper plot arrangements, and a reduced presence of dwellings directly fronting Chaseside Avenue. As such, the prevailing pattern on this side is less rigid, with a more spacious and varied street scene.

The siting of the proposed dwelling between an existing single garage to the east and a block of garages to the west reflects this established pattern of fragmented built form. The dwelling would be set back approximately 10 metres from Chaseside Avenue, broadly aligning with the established building line of properties further to the west that directly front the road. When taking into account the gradual rise in ground levels from east to west, the proposed ridge height would remain modest and would not appear overly prominent when viewed in the context of surrounding development. It would not project above the ridge lines of nos. 16 and 17 Arnside Close or the terrace of dwellings to the west. Furthermore, the proposed separation distances from neighbouring properties would maintain an appropriate sense of openness and spacing, which would preserve glimpsed views of the existing 'green gap' to the rear from Chaseside Avenue.

In terms of layout, the proposed front garden depth would be more limited than that of some neighbouring plots and would appear relatively constrained. However, this needs to be considered in the context of the northern side of Chaseside Avenue, where the relationship between built form and the street is varied. In this part of the street, built features such as side boundary fencing adjoining sections of the

pavement, together with the existing single garage and block of garages, are positioned closer to the highway, resulting in an inconsistent rhythm of plot frontages. As such, whilst the front garden would be relatively shallow, it would not appear out of keeping or harmful to the character of the area. Furthermore, the proposed block plan indicates the retention of the existing grass verge to the front of the dwelling would help soften its presence and maintain a sense of openness within the street scene.

The proposed dwelling would adopt a traditional chalet-style design, incorporating features such as a front-facing gable, dormer windows, and a simple pitched roof form. The scale and proportions of the building are considered appropriate to the size of the plot and its surroundings, and the proposed bungalow-style dwelling would integrate satisfactorily within the immediate area, where a number of existing bungalow and chalet-style properties are present along Arnside Close and opposite the site on Chaseside Avenue. The proposed material palette, comprising red brick, white uPVC windows, brown roof tiles and lead-clad dormer cheeks, would be consistent with the prevailing materials found within the surrounding area and would ensure that the development integrates satisfactorily with the existing streetscape.

Overall, whilst the proposal introduces backland development and a relatively constrained layout, these aspects are considered acceptable within the context of the northern side of Chaseside Avenue, which exhibits a varied and less formal pattern of development. The dwelling would integrate satisfactorily and would not harm the character or appearance of the area.

Low level wall

The submitted Proposed Site Plan appears to show the introduction of a front boundary wall along the Chaseside Avenue frontage. However, the agent has clarified that this relates to an existing low retaining wall, which supports the change in land levels between the garden of No. 17 Arnside Close and the adjacent grass verge, the verge itself being approximately 0.5 metres higher than the garden level.

The existing approximately 2 metre high close-boarded fence along the frontage is proposed to be removed across the extent of the site frontage, whilst the retaining wall would remain. No additional fencing or walling is proposed above this retaining wall and, due to the existing level difference, it would not appear visually prominent from the public realm.

The frontage would therefore retain an open and landscaped appearance and, through the removal of the existing fence, would result in a more visually open character along Chaseside Avenue.

Chaseside Avenue is characterised by an open-plan layout. As such, a suitable condition will be attached removing permitted development rights for the erection of boundary treatments along the frontage, in order to preserve the open character of the area in the interests of visual amenity.

Housing Design:

Internal Amenity

Policy TB07 of the MDD Local Plan and R17 of the Borough Design Guides require adequate internal space to ensure the layout and size of new dwellings achieves good internal amenity. The Technical housing standards – nationally described space standard sets out the minimum standard internal space requirements for new dwellings. A minimum standard of 93m² applies for a two storey, 5-person, 3 bedroom dwelling. The proposal would accord with this requirement

Double bedrooms should have a minimum area of 11.5sqm, single bedrooms should have an area of 7.5sqm, living spaces should have a minimum area of 29sqm and there should be provision for storage. The proposed bedrooms meet the required minimum and the combined total of that in kitchen, living and dining room is satisfactory. Sufficient built-in storage would also be available. As such, the proposal would accord with local and national space standards, therefore, is acceptable in this regard.

External amenity

Policy TB07 of the Managing Development Deliver Local Plan and Principle R17 of the Borough Design Guide require adequate internal space to ensure the layout and size achieves good internal amenity. Principle R16 of the Borough Design Guide requires that rear gardens are at least 11 metres deep and 1 metre set back from the boundary to allow access thereto.

The application site would have a rectangular shaped rear garden with a depth of approximately 10.8 metres, when measured from the main rear wall of the proposed dwelling. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that, although the remaining amenity space would fall below the 11 metre guideline, the shortfall would be marginal. The garden would still be capable of accommodating typical domestic activities such as sitting, play, clothes drying, and outdoor storage, and would therefore not be detrimental to the amenity of current or future occupiers.

Neighbouring Amenity:

Overlooking:

Figure 4.25 of the Council's Borough Design Guide SPD (BDG SPD) sets out minimum privacy and amenity separation distances maintain privacy and limit sense of enclosure. For two-storey development, a minimum back-to-flank distance of 12 metres and a front-to-front distance of 10 metres is generally advised.

The proposed dwelling would primarily be in a back-to-flank relationship with nos. 15, 16 and 17 Arnside Close to the east, and nos. 1 and 2 Chaseside Avenue to the west. The scheme includes three rear-facing openings comprising two-bedroom

windows and one rooflight serving the stairwell.

The rooflight is positioned above stair level and is not intended to serve a primary outlook space; as such, it would not result in any meaningful overlooking or loss of privacy.

With regard to nos. 15 and 16 Arnside Close, no first-floor side-facing windows are proposed in the eastern elevation. The rear-facing windows would not directly overlook the private rear amenity areas of these properties, and as such, no material privacy concerns are identified.

In relation to nos. 14 and 15 Arnside Close, the nearest rear-facing windows would be positioned approximately 19 metres from the rear elevation of no. 15. This separation is considered acceptable and exceeds the minimum guidance. In addition, parts of the rear amenity space of this property are already screened by existing built form, including a single-storey garage.

For nos. 13 and 14 Arnside Close, separation distances increase further to approximately 24 metres and 37 metres respectively, which is well in excess of the guidance distances. Whilst there may be some degree of visibility towards the middle and rear sections of these gardens, this is common within residential environments and does not result in a harmful loss of privacy. In assessing amenity impacts, greater weight is typically afforded to the immediate rear patio and principal amenity areas, which would remain acceptably protected.

With regard to nos. 1 and 2 Chaseside Avenue, the proposed rear-facing windows would be positioned at an oblique angle, limiting direct overlooking. For nos. 3 and 4 Chaseside Avenue, separation distances of approximately 21.8 metres and 25 metres respectively would be achieved between the proposed windows and the rear elevations of these properties. These distances exceed the minimum recommended standards.

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

When taking into account the gradual increase in ground levels across the site from west to east, and considering the relationship with properties at Nos. 1 and 2 Chaseside Avenue and Nos. 16 and 17 Arnside Close, the proposed dwelling would not project above the overall ridge heights of these surrounding groups of properties when viewed within the wider context.

Furthermore, the proposed dwelling would maintain a separation distance of at least approximately 16 metres from the rear boundaries of these neighbouring properties. Having regard to this degree of separation, together with the modest ridge height and

the intervening changes in land levels, it is considered that the proposal would not result in any unacceptable overbearing impact, undue sense of enclosure, or material loss of outlook. Similarly, owing to the siting, orientation and separation distances involved, the proposal would not give rise to any significant loss of light to neighbouring properties.

Concerns have been raised regarding a loss of light to rear garden areas and a lack of outlook from rear facing windows. However, given the modest ridge height of the dwelling and separation distance, any unacceptable level of loss of light concerns are minimal. Any loss of light would be restricted to marginal portions of the far rear garden and areas of neighbouring gardens, during certain portions of the day, rather than the more sensitive area such as the rear patio area.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed the application and notes that the proposal includes the creation of a new vehicular access and dropped kerb crossing onto Chaseside Avenue. Chaseside Avenue is subject to a 30mph speed limit and, in accordance with Manual for Streets, visibility splays of 2.4m x 43m are required.

As the proposed driveway would cross a footway, the Highways Officer also initially requested pedestrian visibility splays of 2.0m x 2.0m, to be provided within land under the applicant's control or within highway land and kept free from obstructions exceeding 0.6 metres in height. Revised visibility splay details were submitted by the agent on 22/04/2026 and are considered acceptable by the Highways Officer.

The furthest point of the proposed dwelling would be located within 40 metres of the public highway and, as such, no concerns are raised in respect of fire tender access. The Highways Officer has also advised that the access should be surfaced in a permeable bonded material across its full width for a distance of 10 metres from the carriageway edge. A suitable condition will be attached to any approval to secure this.

The applicant is further advised to consult separately with the Council's Traffic Management Team regarding the precise width and positioning of the proposed access. It is noted that the recommended maximum width for a dropped kerb crossing is 3.6 metres.

Parking

Car parking is required to be provided in accordance with Wokingham Borough Council's Parking Standards, with each space measuring a minimum of 2.5m x 5.0m. For a dwelling comprising six habitable rooms within a 'Town and Fringe' location, two off-street parking spaces are required. The proposed parking provision accords with this requirement and the submitted spaces meet the minimum dimensional standards.

The Highways Officer has commented on the positioning of the proposed cycle store, which would be located directly to the rear of the parking area. Whilst this arrangement is considered acceptable in principle, it is acknowledged that access could be somewhat constrained. Nevertheless, the cycle store could be orientated so

that the doors open towards the rear garden area, improving usability.

Overall, subject to suitable conditions, no objections are raised on highway grounds.

Flooding and Drainage:

Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding.

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a low risk of surface water flooding

The Council's Drainage Officer has reviewed the application and notes from the submitted details that surface water runoff is proposed to be managed via a soakaway, with foul drainage connecting to the existing foul sewer network. No objection is raised in principle; however, full details of the proposed drainage system are required in order to ensure that the development does not increase the risk of surface water flooding. A suitable condition will be attached to any approval.

Landscape and Trees:

The Tree and Landscape Officer raises an objection primarily in relation to the loss of two mature trees, which are considered to have made a significant contribution to the character, visual amenity, and green backdrop of the site and wider area. Concerns are also raised regarding the limited landscaping information submitted, including the lack of confirmed replacement tree planting and uncertainty over how soft landscaping would be secured. In addition, the Officer highlights potential harm arising from the introduction of built form within an area currently experienced as open and green, together with the proposed use of engineered features such as a retaining wall. Overall, it is considered that the development would result in a more urbanised appearance, reducing the established spacious and verdant character of this part of Chaseside Avenue and disrupting the existing landscape framework.

Whilst the loss of the mature trees is regrettable, the trees were not subject to formal protection. Whilst their removal has resulted in a localised change to the appearance of the site, it does not, in itself, prevent the redevelopment of the land or materially undermine the wider landscape character of the area, which is not predominantly defined by continuous tree cover or an established wooded setting, but rather by its semi-urban residential character. Concerns are also raised regarding limited submitted landscaping information and the absence of confirmed replacement tree planting. However, these matters can be appropriately addressed through the imposition of a planning condition requiring the submission and approval of a detailed landscaping scheme.

As discussed in the character of the area section, it is acknowledged that the site is currently perceived as relatively open and green in nature. However, this perception must be balanced against the broader context of the northern side of Chaseside Avenue, which is characterised by a fragmented and transitional built environment. This includes existing garages, irregular building lines, and intermittent built form which already interrupt any consistent sense of openness. The site therefore does not

form part of a continuous or intact green corridor, but rather a more mixed and developed edge condition. The proposed dwelling is of a modest one-and-a-half storey scale and would be well separated from adjacent neighbouring properties, thereby maintaining the characteristic spacing and openness that is evident within this part of the street scene.

Accordingly, whilst the introduction of a dwelling will inevitably alter the existing appearance of the site, this change is not considered to result in a materially harmful impact on the wider landscape character. The proposed development would be seen in the context of surrounding built form and would not result in the loss of a continuous or defining landscape feature. When considered alongside the ability to secure appropriate mitigation through landscaping conditions, the proposal is not considered to give rise to unacceptable harm in landscape or visual terms.

Ecology:

The site is located within habitat types that are consistent with areas where bat roosts have previously been recorded within the borough.

The Council's Ecology Officer has reviewed the application and notes that existing highway trees and boundary hedgerows appear to have been removed prior to the submission of the application in order to facilitate the proposed development. It is advised that these features should have been clearly identified within the existing site information, together with details of any retained vegetation and proposed compensatory planting measures.

The Ecology Officer further advises that, given the loss of hedgerow and vegetation on the site, ecological survey information and mitigation measures should ideally have been submitted to assess and address any potential impacts on biodiversity, including nesting birds and other wildlife habitats. Notwithstanding this, it is considered that there remains scope to secure appropriate on-site biodiversity compensation and enhancement through the provision of a biodiversity enhancement scheme and a comprehensive soft landscaping strategy incorporating wildlife-friendly planting and habitat features.

Subject to the imposition of suitable planning conditions securing these details, it is considered that the development would be capable of delivering appropriate biodiversity enhancement and mitigating against the identified ecological impacts.

Environmental Health:

The Council's Environmental Health Officer has reviewed the application and notes that, although there is no material planning history for the site, records indicate that the land may be potentially contaminated. In view of this, and notwithstanding the small scale of the proposal (one dwelling), a Phase 1 Desk Study and Preliminary Risk Assessment is required to establish whether any contamination linkages are present.

Depending on the findings, a proportionate follow-up investigation may be necessary. Subject to the submission and approval of these details, and any further remediation

required, an appropriate planning condition will be attached to any planning permission.

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:	Yes
Recommendation:	Approval
Date:	13 April 2026
Earliest date for decision:	20 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.06.2026