

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252649
Site Address:	121 The Hawthorns, Charvil, Wokingham, RG10 9TT
Expiry Date:	05 August 2026
Site Visit Date:	16 February 2026
Proposal: Householder application for the proposed erection of a two-storey front extension, part first floor side and rear extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Limited Development Location – Charvil

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
31929	Detached House and Garage	Approve 18 th January 1989

CONSULTATION RESPONSES

Internal

Ecology – No objection subject to conditions

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached dwelling with double attached garage located in a relatively new residential development in Charvil. It features a hipped tiled roof with modest eaves overhangs, red facing brick external walls, and dark timber-effect fenestration. The principal elevation has a single-storey box shaped bay window, incorporating a small, pitched roof and timber-effect cladding within the gable. The dwelling is attached to a garage via a recessed side element, creating visual separation between the main house and garage block.

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: A two-storey front extension, part first floor side and rear extension, plus changes to fenestration. It will measure approximately 5.9m in width, 6.8m in depth, 7.6m in height to the top of the pitch roof and 5.3m to the top of the eaves. The maximum roof height will be in line with the existing main roof. The existing garage footprint will increase in width by approximately 0.2m and the separation distance with the side boundary will be approximately 1m. The front wall be set back approximately 6m from the principal elevation. The first-floor front, side and rear elevations will be aligned with the ground floor walls. The first-floor rear wall will project beyond the existing rear wall of the main house by approximately 2.5m.

On the front elevation there will be a garage door and recessed window on the

ground floor and 2 no. windows at first floor level. On the rear elevation there will be bifold doors on the ground floor and 2 no. windows at first floor level. On the northeast elevation there will be 1 no. additional window at first floor level. There will be no additional windows to the proposed southwest elevation.

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.

The street scene is a residential development with short cul-de-sacs comprising detached dwellings built circa 1990 and of varying designs. The dwellings have complimentary designs incorporating pitched and hipped roofs, projecting front gables, bay and box windows, and attached or detached double garages. External materials are principally red and buff facing brickwork and roof tiles in muted brown and red tones. Front gardens are approximately between 3m and 5m in depth, of open plan design with soft landscaping and a driveway for off street parking. A neighbouring property at no. 117 Hawthorns benefits from a part two storey part first floor side/rear extension and part garage conversion.

In this case, the maximum eaves height and ridge height would be in line with that of the existing property. Although the proposed first-floor front wall would not be set back from the ground floor, and the side walls would not be set in, the development would be set back approximately 6m from the principal elevation and 10m from the highway. As a result, views from the public realm would continue to be dominated by the existing principal elevation, with the extension being perceived as a secondary element positioned behind it. Although the maximum height of the proposed pitch roof would be in line with the roof of the main dwelling, the two gable ends would be connected by a pitch roof set down approximately 0.7m and would reflect the half-hipped design of the host property. The proposal would retain the established building line, spacing pattern and open character of front gardens that are characteristic of the estate. Therefore, when viewed from the public realm, the rhythm of buildings and gaps between them along the street frontages would not be disrupted and the proposal would not cause significant harm to the character of the area.

Overall, the proposal would not fully accord with R23 of the Borough Design Guide, which advises that side extensions should have a lower ridge height than the main roof. Moderate weight is afforded to this conflict as the Borough Design Guide is adopted guidance. However, the guidance must be applied having regard to the specific characteristics of the site and proposal. There are also no nearby examples of two-storey side extensions matching the height of the main roof. However, in this case, the proposed two storey side extension would be set back at least 6m from the principal elevation. Consequently, it would not dominate the street scene and would appear subservient to the host dwelling when viewed from the public realm.

In the planning balance, the limited conflict with the design guidance is outweighed by the degree of physical separation from the street frontage, the retained gap to the boundary, the subordinate roof form between the front and rear gables and the

absence of material harm to the character and appearance of the street scene. Therefore, given that all other aspects of the development would comply with CP1 and CP3 of the Core Strategy, it would not be reasonable to refuse the application on this basis.

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 first-floor side window serving the ensuite would not face onto a neighbouring habitable room. The back to flank separation distance of the first-floor rear windows with 115 Hawthorns would be approximately 13m which is more than the minimum recommended distance of 12m in the Borough Design Guide. Although the rear first floor windows would afford an elevated view into the private amenity space at the far end of the garden at 123 Hawthorns, it would not result in direct overlooking of neighbouring habitable room windows or the principal sitting-out area immediately adjacent to the dwelling.. Therefore, the proposal would not significantly reduce privacy to neighbouring amenity.

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 developments. Figures 1 and 2 show that whilst the vertical 45-degree angle test maybe marginally breached in relation to the nearest ground floor patio doors at no. 123 Hawthorns, the horizontal test is complied with. Furthermore, there are no side windows at no. 123 facing the development and the front proposed first floor extension would be set back from the neighbouring principal elevation. Whilst the vertical test is marginally breached, the degree of breach is limited and, when considered alongside compliance with the horizontal test, does not indicate a material loss of daylight warranting refusal. Therefore, there would be no significant loss off light to neighbouring amenity.

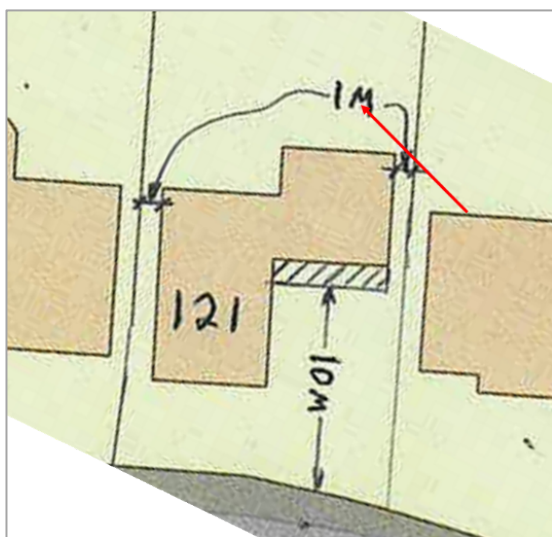


Figure 1 Horizontal 45-degree angle test

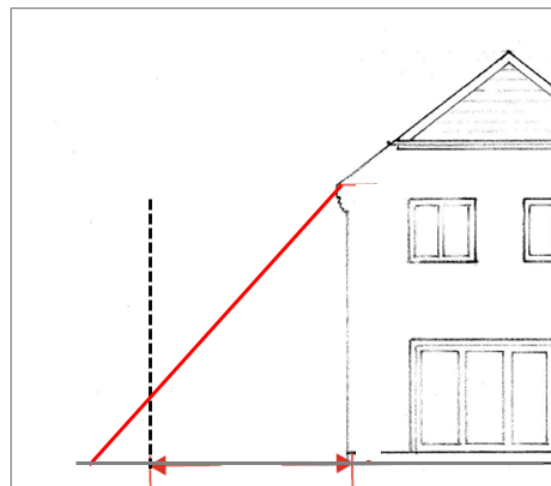


Figure 2 Vertical 45-degree angle test

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some

guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the rear first floor extension would project approximately 2.5m from the main wall of the dwelling which is less than 4 meters as recommended in the Borough Design Guide. The maximum height of the proposed pitch roof would be in line with the pitch roof of the main dwelling, and the two gable ends at the front and rear would have a connecting pitch roof set down approximately 0.7m that would limit its bulky appearance. Therefore, the height and bulk of the dwelling would not cause significant harm to neighbouring occupiers given that they would have access to adequate amenity space.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

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. In this case, the depth of the garage will be reduced to approximately 2.5m and the proposed driveway has sufficient space to accommodate at least three cars. Each parking space shall have minimum dimensions of 5.0m x 2.5m which is acceptable.

Ecology: The Ecology Officer raises no objection subject to condition. The Officer is satisfied that the emergence survey and Preliminary Roost Assessment, indicate that the property is unlikely to currently support roosting bats. Although potential external roost features were identified around the roof and hanging tiles, the property was assessed as having low suitability for roosting bats, with any evidence of crevice-roosting species likely to be concealed within gaps or internal roof materials.

Requested Condition

Prior to the commencement of the development, details of biodiversity enhancements, to include at least one Vivara Pro Build-in Woodstone Bat Tube (or similar equivalent on the southwestern side elevation of the new extension shall be submitted and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and permanently retained.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 187 of the 2024 NPPF. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Requested Informative

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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:	Approve
Date:	31 July 2026
Earliest date for decision:	9 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	31/07/26