

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250727
Site Address:	3 Eagle Close, Wokingham, RG41 3YZ
Expiry Date:	8 September 2026
Site Visit Date:	16/06/2025
Proposal: Householder application for the proposed erection of a front porch and a two storey side extension, followed by changes to fenestration.	

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 CP6 – Managing Travel Demand 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 CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
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 C2 – Mitigation of transport impacts and highway safety and design NE1 – Biodiversity and geodiversity DH1 – Place making and quality design DH2 – Safeguarding amenity
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

None consulted.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, detached dwelling located within small, residential cul-de-sac which consists of two storey, detached houses set in discernible groupings which are distinguished by repeated house type.

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:

The proposal seeks the erection of a first-floor side extension above the existing garage, incorporating a front-facing gable in the form of a modest two-storey front projection. The proposal also includes a single-storey front extension to provide an enlarged garage and porch area.

The first-floor extension would adopt a matching gable roof form, with the front gable

set below the main ridge to ensure a subservient appearance. A gap at first-floor level would be retained between the extension and No. 2, helping to preserve the characteristic spacing between the properties. The single-storey front extension would have a modest projection and would not extend beyond the building line of the neighbouring properties to the south-east.

Overall, the resulting built form would be comparable to the extensions at No. 1 and would not appear out of place given the varied character of the immediate area. As such, the proposed extensions are considered unlikely to adversely affect the character and appearance of the area.

Neighbouring Amenity:

Overlooking:

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.

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement and would be positioned over 22 metres away from the primary function rooms of neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy 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:

The proposed first-floor side extension would result in the first-floor west-facing side window at No. 2 receiving slightly less sunlight and daylight. However, given the separation distance between the extension and this window, it would continue to receive appropriate levels of sunlight and daylight during certain periods of the day, broadly comparable to the existing situation. Furthermore, the expectation of sunlight and daylight to side-facing windows is generally lower than for principal windows. As such, any loss of light would not be considered unacceptable and would not warrant a reason for refusal.

Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The proposal would create an additional habitable room, resulting in a total of 8 habitable rooms. A dwelling of this size would require three off-street parking spaces in accordance with the Council's parking standards, while the site currently accommodates two spaces. Whilst there is scope to increase the parking provision within the front garden, this would involve the potential loss of soft landscaping. Given

the site's location within a cul-de-sac, the modest level of parking demand and absence of parking restrictions, the shortfall of one parking space is unlikely to result in any adverse impact on highway safety or convenience. Retaining soft landscaping within the front garden is also considered preferable to introducing additional hardstanding where this is not necessary to address a demonstrable highway safety concern.

The remaining two off street parking spaces are therefore considered to be acceptable.

Ecology:

Policy N2 1 (f) of the NPPF seeks to 'minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs...'

Policy N2 2 states that 'If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.'

Core Strategy policy CP3 sets out that development should c) have no detrimental impact upon important ecological features and d) maintain or enhance the ability of the site to support fauna and flora including protected species.

Core Strategy policy CP7 states that development which may harm habitats or species of principle importance in England for nature conservation, whether directly or indirectly will only be permitted if it has been clearly demonstrated that i) Mitigation measures can be put in place to prevent damaging impacts; or ii) Appropriate compensation measures to offset the scale and kind of losses are provided.

MDD Local Plan Policy TB23 states that planning permission for development proposals will only be granted where they comply with policy CP7 and also demonstrate how they provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing.

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Preliminary Bat Roost Assessment (GS Ecology, May 2025, Ref: ECO3801) concludes that the proposed extension would affect or disturb some of the identified potential bat roost features. If these features were being used by roosting bats, the works could result in the disturbance, damage or destruction of a bat roost. As such, further dusk surveys would need to be undertaken to determine whether, and to what extent, bats would be affected by the proposals.

No further survey has been provided by the applicant.

Bats are protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Natural England's standing advice, alongside the

principles set out in Circular 06/2005 (*Biodiversity and Geological Conservation Statutory Obligations and Their Impact Within the Planning System*), confirms the importance of establishing the presence or absence of protected species, and understanding the extent to which they may be affected, *before* a planning application is determined. This ensures that the likely ecological impacts of a proposal are fully understood and can be appropriately taken into account as part of the decision-making process.

More specifically, paragraph 99 of the Government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System (referred to in the National Planning Policy Framework) states: "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted."

Consequently, insufficient ecological information has been submitted to assess the likely effects of the development on bats, a protected species. The submitted Preliminary Bat Roost Assessment identifies the building as having bat roost potential and recommends further bat dusk surveys, which have not been provided. In the absence of this information, the Local Planning Authority cannot establish that the proposal would not result in significant harm to bats or their roosts, nor whether any such harm could be avoided, adequately mitigated or compensated for. Accordingly, the proposal would fail to comply with Policy N2 of the National Planning Policy Framework (2026), Policies CP3 and CP7 of the Wokingham Borough Core Strategy (2010) and Policy TB23 of the Managing Development Delivery Local Plan (2014).

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:	Refusal
Date:	4 September 2026
Earliest date for decision:	19 June 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	08.09.2026