

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251940
Site Address:	156 London Road, Twyford, Wokingham, RG10 9HJ
Expiry Date:	13 October 2025
Site Visit Date:	6 October 2025
Proposal: Householder application for the proposed single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location – Ruscombe
Bat Roost Habitat Suitability

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 CC04 – Sustainable Design and Construction CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
090534	Proposed change of use from retail (A1) to merge unit with existing residential (C3) above, plus alterations to existing external staircase and insertion of additional window.	Approve 23 rd October 2009

CONSULTATION RESPONSES

Internal
WBC Highways – No Objection WBC Ecology – No Objection
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 is a detached dwelling with a driveway for off street parking located in the residential area of Ruscombe in Twyford. 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 existing conservatory and rear first floor balcony will be removed and the first-floor double doors replaced with a window. The single storey rear extension will facilitate the enlargement of the kitchen and dining room. It will have a sloping roof and measure approximately 2.3m to the top of the eaves, 3.6m to the top of the pitch, 2m in depth and 9.4m in width. The rear extension will have 4 no. rooflights, one set of four bifold doors with 4 no. panels and a single paned window. There will be no windows on the side elevations. The single storey south facing roof will have 4 no. rooflights to facilitate the part conversion of the ground floor store room to a study. 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 comprises the wide grass verges lining the A3032 in the residential area of Twyford. Dwellings are a mixture of detached and semi-detached houses and

bungalows of varying ages and designs, and with spacious front gardens set back from the highway.

In this case, the application site has a front boundary fence approximately 1.8m in height and the front garden is laid to hard standing for off street parking. The roof lights on the south facing ground floor roof would be set back from the principal elevation and would not be prominent when viewed from the public realm; and the rear extension would not be visible from the street. Therefore, the proposal would not cause harm to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

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: There are no windows on the first floor north facing side wall at no. 154 and the rooflights to the proposed study would not cause additional overlooking. The fenestration to the rear single storey extension would not directly overlook neighbouring habitable rooms.

Loss of Light: The boundary hedge with no. 154 is approximately 3.8m in height and the height of the single storey rear extension would be inferior. Therefore, there would be no significant loss of light to no. 154. Furthermore, the extension is part infill and would not overshadow no. 156. Therefore, the development would not cause additional loss of light.

Overbearing: The rear extension would measure 2m in depth, would be located approximately 0.6m from the side boundary with no. 154, and 2.3m to the top of the eaves. Therefore, the dimensions comply with the Borough Design Guide and given that neighbours have spacious rear gardens and the, the proposal would not have a significant overbearing impact such that it would warrant refusal of the application.

Overall, the proposal would comply with CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer was consulted and raises no objection to the development noting that it does not impact the number of habitable rooms.

Ecology: A Preliminary Bat Survey was submitted, and the Ecology Officer raises no objection to the development.

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:	8 October 2025
Earliest date for decision:	4 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	08/10/25