

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261331
Site Address:	7 Martins Drive, Wokingham, Wokingham, RG41 1NY
Expiry Date:	14 August 2026
Site Visit Date:	10 June 2026
Proposal: Householder application for the proposed erection of a single storey side extension plus installation of a AC unit following demolition of existing detached garage and shed.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Environmental Health: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling.

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 Borough Design Guide states “*side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be at least 1m from the plot boundary*”. The proposed side extension would be set back from the building line by approx. 1.40m, with a lower roof line but up to the plot boundary, thus not fully compliant with the BDG.

Given it's set back and lower roof line, the extension is be considered a subservient addition to the main dwelling and an unimposing feature which would not harm the character of the area. The proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. It is noted that the existing garage is already up to the boundary of the no.8 and the extension follows the existing party wall along the boundary. Therefore, in this instance it would be considered acceptable given the established arrangement.

The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground floor window along Martins Drive, meaning that the proposal would not negatively harm the street scene.

The addition of the AC unit on the side elevation, whilst visible is a minor feature which ultimately would not harm the street scene.

Neighbouring Amenity:

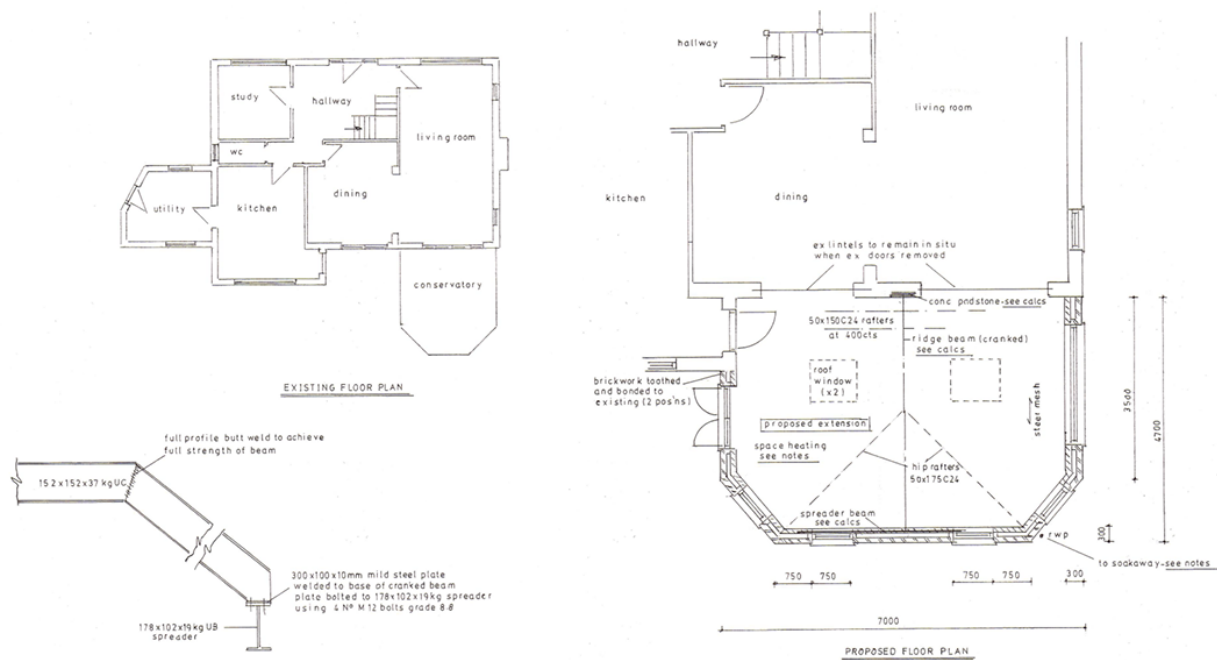
Overlooking: A window to the front would be added as part of the side extension. Whilst the proposed window would face another property, the separation distance would be over 30m from no.11. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front and would overlook the street scene and therefore no harmful impact would occur.

The openings to the rear would be screened by the exiting boundary treatment, thus no overlooking concerns.

Loss of Light: The built form is located to the north of the site, significantly set away from no.6, thus no loss of light concerns.

The side extension is only single storey and not project beyond the front or rear building line of no.8, thus no loss of light concerns to the front and rear windows of no.8.

Given the change in roof form above the garage and the roof height raising, there is potential loss of light to no.8 windows. However, the 2 side windows would serve as secondary outlooks for the living room with bay window to the front unaffected allowing sufficient natural light, thus no loss of light concern (see no.6 floor plans below. Ref: 171327).



Overbearing: The Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure. The single storey side extension would be up to the boundary of no.8. It is noted that the existing garage is already up to the boundary of the no.8 and the extension follows the existing party wall along the boundary, this is considered acceptable.

The built form is located to the north of the site, significantly set away from no.6, thus no overbearing concerns.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: The garage space is decreasing as a result of the proposal. The parking arrangement would comply with WBC's parking standards as 3 parking spaces would still be available required for a 4-bedroom dwelling (2 on the driveway and 1 in the garage).

Environmental Health: Environmental Health has reviewed the additional information submitted, including manufacturer acoustic data for the proposed Mitsubishi Electric MXZ-3F68VF (or equivalent approved unit), details of the proposed siting and proposed mitigation measures.

The submitted information confirms that the unit would be located approximately 5.5m from the nearest site boundary and approximately 6.5–7m from the nearest habitable part of the adjoining dwelling. The installation would incorporate anti-vibration mounts and isolation brackets to minimise vibration transmission. Whilst the manufacturer's data indicates that the unit is capable of operating at sound pressure levels of up to approximately 53dB(A) and has a sound power level of 63dB(A), the proposed separation distances and mitigation measures are considered likely to reduce the potential for adverse impacts on neighbouring occupiers. However, given the proximity of nearby residential receptors and in order to safeguard residential amenity, Environmental Health recommends a condition controlling plant noise emissions.

Environmental Health raises no objection subject to a condition.

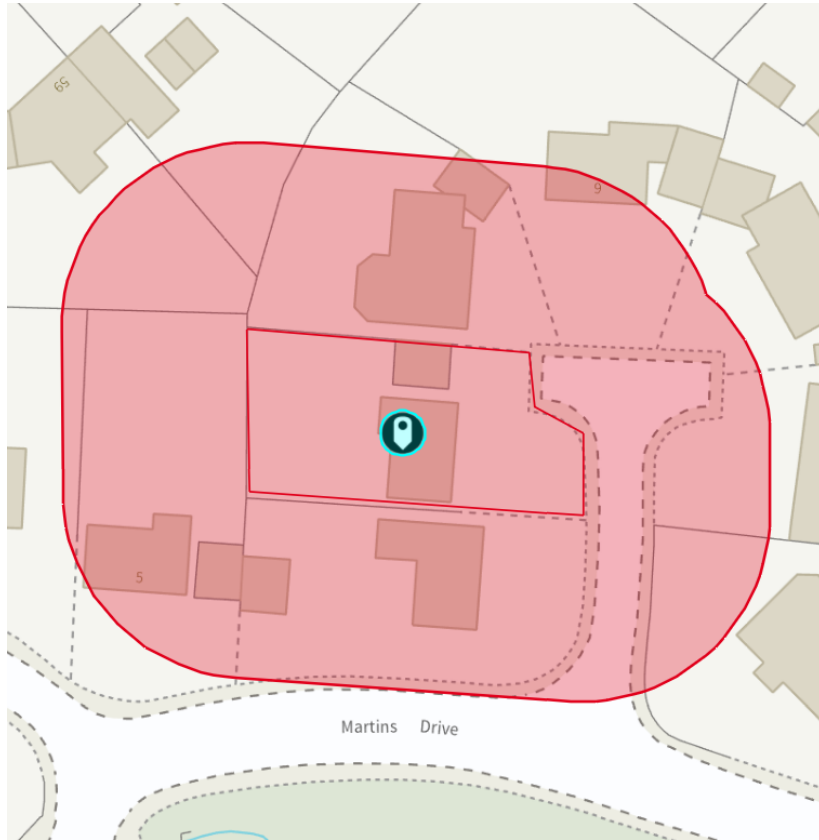
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	12 August 2026
Earliest date for decision:	29 June 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	12 August 2026

PLANNING CONSTRAINTS/STATUS Report



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	XC824	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	XD823	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	XD824	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
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SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Emmbrook Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham CP	0 m