

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261616
Site Address:	56 Park View Drive North, Charvil, Wokingham, RG10 9QY
Expiry Date:	10 September 2026
Site Visit Date:	2 September 2026
Proposal: Householder application for the proposed demolition of the existing single storey rear extension, erection of a replacement single storey rear extension, alterations to the front porch including the installation of an access ramp, alterations to the driveway, and associated external alterations to facilitate disabled access.	

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 CC02 – Development Limits CC07 – Parking TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
012272	Proposed single storey rear extension to form replacement conservatory.	Approved 26th November 2001
090538	Proposed erection of single storey rear extension to dwelling to replace existing conservatory.	Approved 2 nd July 2009

130607	Proposed erection of single storey front porch extension. (Removal of existing porch)	Approved 10th October 2013
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CONSULTATION RESPONSES

Internal

WBC Growth & Delivery (Planning Policy)- No comments received
WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The site comprises a detached two-storey dwelling in the residential area of Charvil, Wokingham. The site is set within a generous residential plot, set back from the public footpath and is enclosed by mature hedging and trees along the frontage.

Proposal: This application seeks permission for the proposed demolition of the existing single storey rear extension, erection of a replacement single storey rear extension, alterations to the front porch including the installation of an access ramp, alterations to the driveway, and associated external alterations to facilitate disabled access.
The proposed single storey rear extension will be approximately 6.6 meters in depth, 12 meters in width and 3 meters in height.

Planning History: Planning permission was granted under application 012272 on 26 November 2001 for the erection of a single-storey rear extension to form a replacement conservatory. Subsequently, planning permission was granted under application 090538 on 2 July 2009 for the erection of a single-storey rear extension to replace the existing conservatory. Lastly, planning permission was granted under application 130607 on 10 October 2013 for the erection of a single-storey front porch extension following the removal of the existing porch.

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 CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The applicant has submitted revised plans to omit the pitched roof from the proposal and replace the proposed rear extension with a flat roof. As such the application will be assessed on the revised plans.

The proposed development would be predominantly confined to the rear elevation, with only minor alterations proposed to the front of the dwelling. The rear extension would not project above the existing ridge line and would therefore remain subordinate to the host dwelling. Whilst the incorporation of a flat roof design differs from the roof form of the host dwelling, it would help in minimising the overall height, bulk and massing of the extension. As a result, the development would have a limited visual impact and would appear as a sympathetic and subservient addition to the host dwelling.

Given its location to the rear of the property, the development would have very limited visibility from the public realm and would not materially alter the character or appearance of the surrounding street scene. Furthermore, the scale, design and massing of the extension are considered proportionate to the size of the host dwelling and would not appear as an incongruous or overly dominant addition.

The proposed alterations to the front elevation comprise the raising of the porch floor level, the introduction of a new step and the installation of a ramped access. Whilst these works are located to the principal elevation, the ramp would be positioned behind the existing boundary treatment and front gate, limiting its visibility from the public realm. The alterations are modest in scale and would not result in any significant changes to the architectural character of the dwelling. As such, the development would preserve the character and appearance of the host dwelling and is therefore considered acceptable in design and visual amenity terms.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The extension would be located to the rear of the host dwelling and would remain as a subordinate addition to the existing dwelling. The extension follows the established building line and is positioned on the same footprint of the extension that is set to be demolished albeit larger in scale.

The proposal would retain a separation distance of approximately 1 meter from No. 58 Park View Drive and would include a single small window within the northern elevation along with bi-fold doors and a small window to the east elevation. Whilst the window to the north elevation would face towards No. 58 Park View Drive, it would be located at ground floor level and would not overlook into the property's primary private amenity areas, such as gardens or patios. Therefore, the proposed development is not considered to give rise to unacceptable overlooking, loss of privacy, loss of light, overbearing impact or loss of outlook for the occupiers of neighbouring properties.

Highway Access and Parking Provision: Whilst there is a change to the front elevation to include a ramp for access, this ramp is minor in scale and does not impact overall parking provisions. The submitted block plan states that there is no change in parking, as such, the proposal does not impact parking or access provisions, therefore, no comments from the Council's Highways team have been received.

Landscape and Trees: Whilst the site contains a number of trees, they not protected by a Tree Preservation Order (TPO). The proposed development is located to the rear of the dwelling and, having regard to its siting and scale, is not considered likely to adversely affect the root protection areas of the surrounding trees. Furthermore, there is no evidence to suggest that the development would result in the loss of, or harm to, any significant trees on the site. Accordingly, the proposal is considered acceptable.

Ecology: The Preliminary Roost assessment conducted by Urban Tree Experts on the 12th May 2026. The assessment found no evidence of bat roosting features or access points within the building and concluded that the affected part of the property has negligible potential to support roosting bats. Accordingly, no further bat surveys are considered necessary, and the proposed development is not expected to result in adverse impacts upon bats or their habitats.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.
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RECOMMENDATION	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	3 September 2026
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Earliest date for decision:	17 August 2026
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Recommendation agreed by: (Authorised Officer)	
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MC

Date:	02.10.2026
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