

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261533
Site Address:	9 Blenheim Close, Wokingham, RG41 3UQ
Expiry Date:	24 August 2026
Site Visit Date:	20 August 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory.	

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE3 – Thames Basin Heaths Special Protection Area
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Property Services- No comments received
WBC Drainage-No objection
WBC Digital Solutions Scanning- No comments received

External
No comments received

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Two representations as follows; - Concerns raised regarding the proximity of the proposed extension to their existing garage, advising that the separation distance would be approximately one foot. Concern is expressed that excavation works associated with the proposed foundations could undermine the structural integrity of the neighbouring garage and result in damage to the adjoining property. - One request that any construction and other potentially noisy works are undertaken in accordance with the Council's guidance on construction noise and working hours, in order to minimise disturbance to neighbouring residents. Reference is made to the recommended hours for noisy works of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays, with no noisy works on Sundays or Bank Holidays.

APPRAISAL
Site Description: The application site comprises a two-storey detached dwelling with associated parking and landscaping located within a residential area of Wokingham. The surrounding area is characterised by a varied pattern of development, with neighbouring dwellings displaying a range of architectural styles, scales, materials and design features. Proposal: This application seeks permission for the proposed erection of a single storey rear extension following demolition of existing conservatory. The proposed extension will approximately be 3.5 meters in depth, 9.5 meters in width and 3.5 meters in height. The proposed extension will accommodate an enlarged living space and study. The proposed development will be positioned on the existing footprint of the conservatory. 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.

As mentioned, the single storey rear extension will accommodate an enlarged living space and separate study area and will be positioned on the existing footprint of the conservatory that is set to be demolished.

The Borough Design Guide (BDG) emphasises on rear extensions should not project more

than 4 meters from the main rear wall when they are close to a side boundary. In this case, the extension will project approximately 3.5 meters from the rear wall, therefore complying with the Borough Design Guide (BDG) in relation to rear extensions that are close to the boundary of another dwelling. Whilst the extension has been built out to the boundary of No. 8 Blenheim Road, the extension follows the established building line and there are no windows proposed on the north or south elevations, thereby avoiding any overlooking and/or overbearing concerns.

The proposed extension has been designed to relate appropriately to the host dwelling. The extension is set below the existing eaves height and incorporates a part-hipped roof form that reflects the design of the existing dwelling, ensuring a cohesive and sympathetic appearance. As noted above, the proposal also includes the demolition of the existing conservatory. This element of the scheme is welcomed, as the conservatory currently appears as a bulky and visually discordant addition to the rear of the dwelling. Its removal and replacement with a more integrated extension would enhance the overall appearance of the property and provide a more coherent built form.

Furthermore, the proposed development is set to use materials that match the host dwelling ensuring visual continuity. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

Whilst comments have been received regarding the proximity of the proposed extension to the existing garage at No. 8 Blenheim Close, including concerns that the separation distance would be minimal and that excavation works could affect the structural stability of the neighbouring property, as well as concerns relating to construction working hours, each application must be assessed on its individual planning merits.

As discussed above, whilst the extension has been constructed up to the shared boundary, it follows the established building line and is considered acceptable in terms of its scale, siting and design. Concerns regarding potential structural damage to neighbouring land or buildings are largely civil matters and fall outside the remit of the planning system. Nevertheless, an informative will be attached to the decision notice

to remind the applicant that all works must be carried out within their own land ownership and that any necessary consents should be obtained prior to the commencement of works.

With regard to construction activity, the Council expects works to be undertaken in a considerate manner and in accordance with any relevant environmental health requirements relating to construction hours. These matters are controlled through separate legislation and are not, in this instance, considered sufficient to warrant the refusal of planning permission.

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, 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 proposed rear extension is single storey and modest in scale. As noted above, whilst it extends to the boundary line of the southern elevation, the extension follows the established building line of the host dwelling and is positioned on the existing hardstanding as to where the existing conservatory was. Furthermore, no windows are proposed on the north or south elevations, thereby avoiding any overlooking concerns.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed parking plan shows spaces for two vehicles. As there is no change in level of driveway parking available, and no off-street parking is proposed, the proposal does not impact parking or access provisions, therefore, no comments from the Council's Highways team have been received.

Flooding and Drainage: The application site is located within Flood Zone 1, which has a low probability of fluvial flooding. Given the scale and nature of the development, it is not anticipated to result in a significant increase in impermeable area or materially affect existing surface water drainage arrangements. As such, the Council's Flooding and Drainage Officer raise no objection to the proposed 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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	17 August 2026
Earliest date for decision:	21 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	20 August 2026