

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262085
Site Address:	4 Sapphire Close, Wokingham, RG41 3DU
Expiry Date:	29 October 2026
Site Visit Date:	24 September 2026
Proposal: Householder application for the proposed erection of a single storey side and rear extension, following removal of the existing pergola.	

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 CC02 – Development Limits TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements H12 – Residential development of existing private gardens DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
170651	Householder application for the proposed two storey side extension linking dwelling to existing garage.	Application Withdrawn 18/05/2017
171852	Householder application for the proposed two storey side extension linking dwelling to existing garage plus changes to fenestration.	Approved 09/08/2017

CONSULTATION RESPONSES

Internal
WBC CIL – not liable

REPRESENTATIONS

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

APPRAISAL

Site Description: The site relates to a two-storey detached dwelling with a detached side garage in Woosehill, Wokingham. The surrounding area is suburban and characterised by other detached and semi-detached properties with similar architectural design and external materials.

Proposal: This application seeks permission for the proposed erection of a single storey side and rear extension with associated fenestration. As part of the proposal an existing pergola at the rear of the property will be demolished and replaced as part of the extension. The proposed materials are to match existing on host dwelling. The proposed extension will be approximately 6.6 metres in depth, 9.3 metres in width, and 4.0 metres in height.

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 should be of an 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 the amenities of adjoining land users.

A previous application at this site for a two-storey extension was approved however this work never commenced. This would be single storey side and rear with only the side section visible from the street scene. Within Sapphire Close the dwellings tend to be attached to the garages with the exception of the application site. It is therefore considered that it would not upset the overall pattern and rhythm of development within the immediate street scene.

The proposed extension will be set back from the front of the property by about 5.5 metres which adheres to guidance in the Borough Design Guide regarding side extensions.

An existing pergola extends approximately 3 metres off the rear of the property and the proposed rear extension would extend approximately 3.3 metres. This proposal would only just go over the existing footprint of development at the rear of the property and so take away an insignificant portion of amenity space.

The proposal incorporates materials that will match the host dwelling, therefore softening the appearance of the extension. Given the relative size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

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 the policy CP3 of the Core Strategy and the advice 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.

No.3 Sapphire Close is the nearest neighbouring dwelling and the extent of the impact this proposal could have is limited. It is a single storey extension and as such there would be no detrimental overbearing impact from the change in the side elevation on the existing outlook of this neighbour. Only a section of the proposed extension will be seen as the existing garages form the majority of the view from this side and the rear extension will be out of sight.

There is one proposed window on the side elevation which would look into No.3 Sapphire Close however, the extension is single storey and the outlook would fall onto the area to the front of this dwelling. The proposed plans show this window serves an en suite bathroom and as such, a condition is recommended that this window remains as obscured glass and fixed shut under 1.7 metres.

It is not considered that this proposal will cause a detrimental loss of light to any neighbouring dwellings as it is mainly concentrated to the rear of the property or set back significantly from the front of the property and as mentioned above is only at ground floor level.

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 existing and proposed site block plans show two spaces for vehicles. There is no change in the level of driveway parking available and this amount of parking is considered sufficient for the number of habitable rooms in the proposed plans. The proposal does not impact parking or access provisions.

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:	11 September 2026
Earliest date for decision:	25 September 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.10.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant