

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261646
Site Address:	32 Goodings Green, Wokingham, RG40 1SB
Expiry Date:	14 September 2026
Site Visit Date:	7 September 2026
Proposal: Householder application for the proposed conversion of existing garage into habitable accommodation, erection of a single-storey side extension, alterations to the existing single-storey rear extension including installation of two rooflights and replacement of existing rear doors with bi-fold doors, and alterations to the existing front porch.	

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 CC03 – Green Infrastructure, Trees and Landscaping 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 SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design
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 Drainage- No objection subject to condition(s)
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: This application site relates to a two-storey semi-detached dwelling in the residential area of Wokingham. The dwelling occupies a relatively wide plot and is set back from the highway along with a detached garage that is located to the side of the dwelling beyond the principal building line. The surrounding area predominantly comprises a mix of terraced, semi-detached and detached dwellings of broadly similar scale and appearance.

Proposal: This application seeks permission for the proposed conversion of existing garage into habitable accommodation, erection of a single-storey side extension, alterations to the existing single-storey rear extension including installation of two rooflights and replacement of existing rear doors with bi-fold doors, and alterations to the existing front porch.

The proposed single storey side extension will be approximately 8 meters in depth, 3 meters in width and 3 meters in height.

The proposed works to the front porch conclude of an infill extension, which will be approximately 1 meter in depth, 0.35 meters in width and 2.3 meters in height. As part of these works, the existing flat porch roof will be replaced with a part hipped roof.

Upon the site visit, it has been confirmed that part of the proposed works has already taken place. These works comprise of the removal of existing roof tiles in preparation for the installation of rooflights within the original extension. The agent has confirmed that these works were carried out under Permitted Development rights.

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.

Whilst the proposal would increase the overall built form of the dwelling, the extension would remain contained within the eastern elevation would not project above the existing ridge line. The incorporation of a part-hipped roof design, whilst differing from the host dwelling and the adjoining semi-detached property, reflects a roof form that is evident within the established street scene. Whilst the proposed roof alterations would result in a degree of asymmetry with No. 30, it is noted that the application site occupies a position towards the end of the street where views are more limited. Therefore, the development would not form a prominent feature within the street scene, and the resulting visual impact would be minimal.

The single storey side element is set back from the principal elevation by approximately 3.8 meters, adhering to the Borough Design Guide. Moreover, the proposed extension would not result in a significant increase in the perceived bulk or visual prominence of the dwelling given the location of the end plot and surrounding boundary treatment. The scale, design and massing of the extension are therefore considered proportionate to the host dwelling and would not appear incongruous or overly dominant.

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.

As mentioned, the site is positioned at the end of the street scene which helps limit views of the development from the surrounding area. Whilst the extension would add additional bulk to the boundary, the proposed development follows the established building line from the existing garage. There are also no additional windows on the eastern elevation, therefore, does not give rise to concerns relating to overlooking, loss of light, or overbearing. Therefore, this the development is not considered to result in any material harm to the residential amenity of neighbouring occupiers.

Highway Access and Parking Provision: There is no change in level of driveway parking available, and no off- street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no comments from the Council's Highways Officer have been raised.

Landscape and Trees: Whilst the site contains a Magnolia tree, it is not protected by a Tree Preservation Order (TPO). The proposed development is located to the front and side 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.

Flooding and Drainage: The application site is situated within Flood Zone 1 and whilst the Council's Flooding and Drainage Officer raise no objection to the principle of the proposed development, it is acknowledged that the development would result in an increase in impermeable surface area, and a condition has been recommended requiring the submission of drainage details prior to commencement. It is considered that such a condition is not necessary in this instance. Having regard to the limited scale of the proposal and the site's location within an area of low flood risk, the development is not considered likely to give rise to significant drainage or flooding concerns.

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:	10 August 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.09.2026