

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252707
Site Address:	91 London Road, Twyford, Wokingham, RG10 9EL
Expiry Date:	23 January 2026
Site Visit Date:	20 November 2025
Proposal: Householder application for the proposed erection of a part single storey part two storey front, side and rear extensions, new roof covering along with changes to fenestration plus installation solar panels on the roof and chimney removal following demolition of existing attached garage.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to condition

WBC Built Heritage Officer: No objection

WBC CIL: Not CIL liable

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council: No comment.
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: R1 design principle within the Borough Design Guide states that *'residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing'*. The street scene in the surrounding area is varied in style and design of properties. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

The Borough Design Guide states *"front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line"*. The flat roofed front extension would be single storey and would not project forward of the building line significantly as it would be in line with 95 London Road. Furthermore, the front extension would be set back from the road by over 9m and would appear as a subservient feature, thus no harm to the street scene.

The first floor side extension over the garage would set down and would be more than 1m from the plot boundary. It would built over and not project forward of the existing garage making it large extension but it remains subservient to the main dwelling and an unimposing feature which would not harm the character of the area. Furthermore, there are other examples of development over the garage along the road such as 93 London Road. Therefore, this type of proposal would not look out of place nor harm the character of the area.

As a result of the varied character along the street personalisation in the surrounding

area, there are no objections to the proposed materials and the subsequent appearance of the dwelling. Furthermore, a similar proposal has previously been approved at 93 London Road (172199). It's clear the proposal has taken design inspiration from 93 London Road and therefore would not look out of place in the street scene.

The single storey lean to roof would not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide given the depth would be approx. 2.50m. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The ground floor side and rear windows would be screened by the existing fencing, thus no overlooking concerns.

Two windows at first floor level at the front would be added as part of the extension over the garage for the master bedroom. Such windows would overlook onto the road and trees, thus no overlooking concerns.

The first-floor rear bathroom and en-suite windows will be obscured glazed, thus no overlooking concerns.

The minimum back-to-back separation is over two storeys is 26m as advocated in the BDG. The back-to-back separation distance from the rear of 91 London Road to 32 Wensley Close is approx. 24.20m, thus not complying with the BDG. However, in this instance, this marginal shortfall is not considered to introduce any significant additional overlooking impacts to this neighbouring property such that it would warrant refusal of this application.

Due to the rooflights elevated positioning and typical upward orientation in the roof slope, this overlooking would be limited.

Overbearing: While some parts of the extension would be less than 1m from the site boundary of no.83, given the significant separation distance from the flank wall of no.83, it would not be considered to be overbearing. Furthermore, along the boundary there is mature and established vegetation of significant height which would act as natural screening, limiting the impact.

The rear building line would still be set behind that of no.93 and given the flank wall of the rear extension would be over 6m, such separation distance is considered not to be overbearing impacts upon no.93.

The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Loss of Light: Given the adequate separation distances, the proposal would not result in harmful loss of light.

Amenity Space: The garden depth would still be greater than 11m, this complying with the BDG.

Highway Access and Parking Provision: The proposed development is for a household extension that would increase the number of habitable rooms from six to seven.

There are two proposed car parking spaces shown on the Block Plan provided. This is in accordance with WBC parking standards for a dwelling located in 'Town and Fringe' with seven habitable rooms. WBC minimum dimensions for a car parking space are 2.5m x 5.0m. This level of parking is acceptable.

The proposed works will not alter the existing access and dropped kerb conditions. WBC welcome the submission of the amended plans 08225-10A and 08225-11A.

The applicant is proposing to convert the existing garage, and provide a new garage. The existing and proposed garage shown on the plans are slightly below the WBC minimum dimensions for a garage intended for car storage of 6.0m x 3.0m. In turn, there is no net change in parking due to the garage proposals. The proposed garage will not contribute to car parking which is acceptable.

The garage provide sufficient cycle storage provision.

Ecology: The submitted PRELIMINARY ECOLOGICAL APPRAISAL (Ref: SPH/NP/PEA-25/15.07) concludes that there is negligible potential for roosting bats within the property. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required. Therefore, no ecological concerns.

Built Heritage: The application proposes the extension and alteration to no. 91 London Road, a detached 1960s dwelling house located immediately adjacent to the Twyford Conservation Area. The property also abuts Meadowside, a detached Regency villa of c1820 with later 19th and 20th century additions, identified as a non-designated heritage asset (NDHA), as well as being within the wider setting of a number of listed buildings. Given the context, it is important that any proposed alterations are appropriate and sympathetic to the historic setting.

It is proposed to extend and alter the building, primarily with a two-storey element to the south-west, and thus increasing the built form towards Meadowside and the Conservation Area (CA). However, given the set-back nature and separation between the assets and application site, this would not be considered to have an adverse impact upon their character and appearance. The proposals are similar to, and seek to reflect, the alterations made to the immediate neighbour, no. 93 in 2018. Given these changes and that they bedded in fairly well, the proposed alteration to the appearance would not seek to unduly impact the setting to the CA. It is, however important to note, the relative traditional form and appearance of the dwellings along the London Road form the setting to the CA, and care must be taken as to not transition to a more contemporary – in the form of a monochromatic appearance (specifically white render and dark fenestration) – as this would seek to erode the

character and appearance of the setting. However, in this case, the use of brickwork for the single storey front element and red clay roof tiles, avoids this undesirable finish.

With this in mind, no objection is raised to the application from a heritage perspective.

Landscape and Trees: The Site is located immediately outside the Twyford Conservation Area, set back and separated from the London Road (A3032) and public footpath by a grassy verge and wooden fence. Front gardens along this section of the road are bordered by substantial hedging and feature open drives and lawns, creating a sense of green expansiveness to motorists and pedestrians. (MDD Policy TB24).

The site is currently a two storey brick built and rendered single-family dwelling with an attached single garage to the building's south. Precedents for similar householder adaptations/extensions exist along this part of London Road as evident in neighbouring dwellings.

There are no protected trees within the Site that would impact the proposed development, however an existing Leyland Cypress hedge (Ref: G3B, AIA site plan drawing, GHA Trees Arboricultural Consultancy, 10/2025) provides substantial boundary definition and privacy between the Site and No 83 London Road. The existing hedge also provides a relief from built surfacing between neighbouring properties. This existing hedge is slated for removal and future replacement as per the AIA site plan (Ref: GHA Trees Arboricultural Consultancy, 10/2025) and Landscape Plan (Ref: 08225-12, Creative Design & Structure, Ltd. 11/2025) to accommodate construction of the extension and as agreed in an email between the owners of No 91 and 83.

The landscape intentions for the driveway, front garden and the boundary treatment with the highway verge have been clarified by the submitted Landscape Plan (Ref: 08225-12, Creative Design & Structure, Ltd. 11/2025) and emails from the applicant's agent and architectural designer dated 06/01/26 and 14/01/2026. The Landscape Plan is now acceptable and meets the requirements as specified.

The officer has no objection to neither the proposed extensions and adaptations to main building, the roof and windows nor to the demolition of the existing garage, subject to condition Simple Landscape Plan outlined in the decision notice.

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

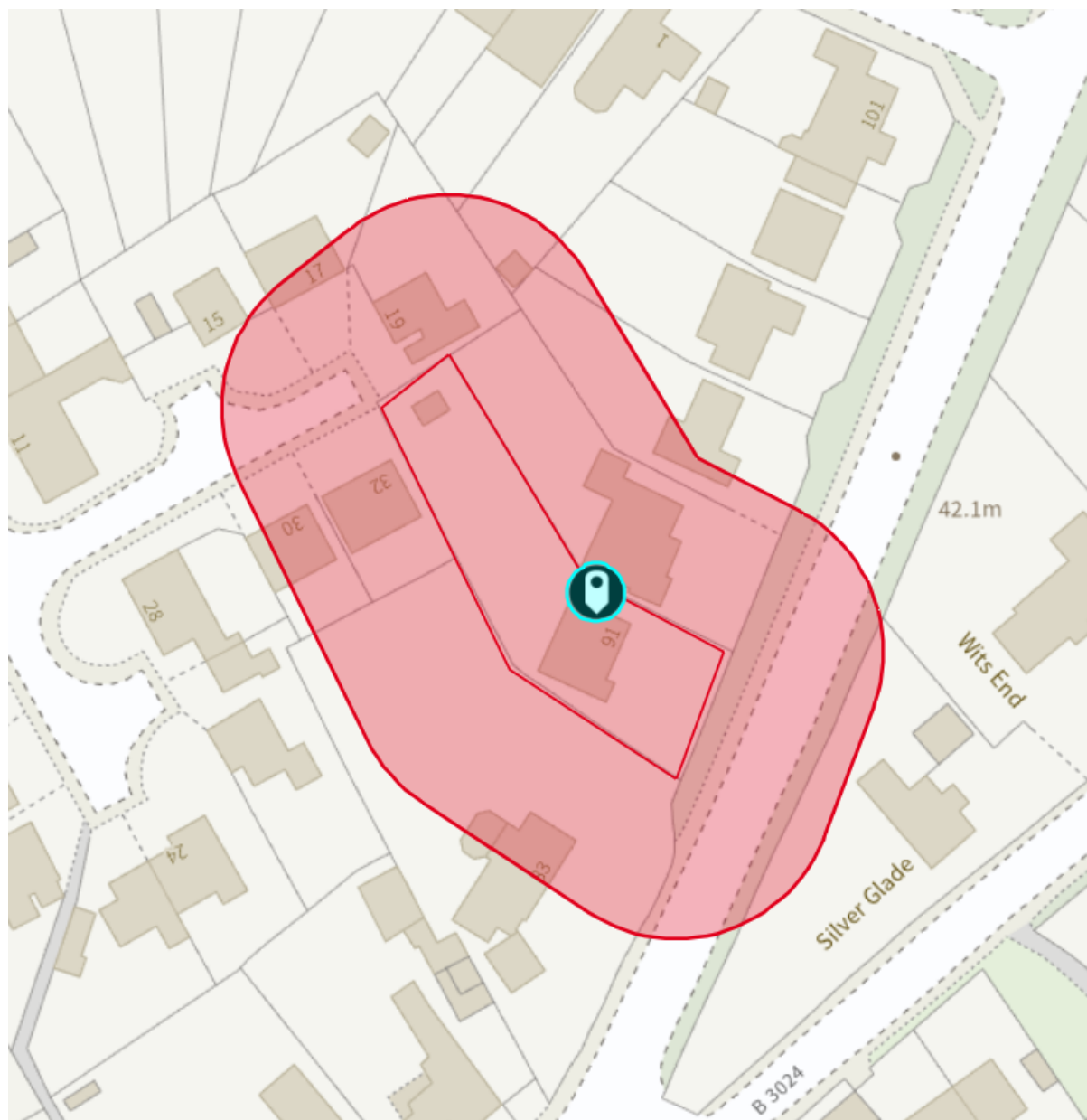
(including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	23 January 2026
Earliest date for decision:	2 December 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	23 January 2026

PLANNING CONSTRAINTS/STATUS

Near Me 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	Twyford

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits - Concealed resources in areas assessed by BGS

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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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.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Risk of Flooding from Surface Water | Total count: 7

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent

4	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
5	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
6	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
7	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UF487	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UG486	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UG487	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that	UH487	Ecology Officer, Green

	involve roof modification or demolition.		Infrastructure Team
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Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530050&es=&location=480100,175861%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wargrave-Twyford Arable Chalk Lowlands

Conservation Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Conservation Area	Twyford

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Twyford CP	0 m