

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261711
Site Address:	3 Sorrel Drive, Arborfield Green, Wokingham, RG2 9QY
Expiry Date:	15 September 2026
Site Visit Date:	8 September 2026
Proposal: Householder application for the proposed erection of single-storey rear extension.	

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 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 FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
241924	Householder application for proposed erection of outbuilding and pergola in rear garden, installation of heat pump and hot tub, plus change of fenestration at garage	Approved 29 th October 2024

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC Landscape and Trees- No objection
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 application site relates to a detached two-storey dwelling situated within the residential area of Arborfield, Wokingham. The dwelling is situated on a relatively modest plot with a separate detached garage and parking space. The surrounding area is residential in character and comprises predominantly modern detached and semi-detached dwellings which form part of the same wider housing development and are of a broadly similar scale, appearance and design.

Planning History: Planning permission was granted under application 241924 on 29 October 2024 for the erection of an outbuilding and pergola within the rear garden, the installation of a heat pump and hot tub, and associated changes to the fenestration of the garage.

Proposal: This application seeks permission for the proposed erection of single-storey rear extension. The proposed extension will be approximately 4 meters in depth, 4 meters in width and 3 meters in height. The proposed development will accommodate a new kitchen along with other internal reconfigurations.

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 rear elevation and would not project above the existing ridge line. The incorporation of a flat roof design, whilst differing from the host dwelling, helps to minimise the overall height and massing of the extension, thereby reducing its visual impact maintaining the extension as a subordinate 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. Given the modest 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 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. Whilst the proposal would increase the scale of built form at the rear of the property, Whilst it is acknowledged that the proposal does not fully accord with the separation distances outlined within the Borough Design Guide, the application site is enclosed along the boundary by an existing brick wall and the proposed extension would be located on the northern elevation, which faces the adjoining highway rather than neighbouring residential amenity areas.

Whilst there are changes to fenestration to the rear and side elevation, the proposed development is single storey in nature. As a result, the extension would not give rise to a harmful sense of enclosure, loss of outlook or overbearing impact upon 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.

Amenity Space: As part of a previous planning permission, an outbuilding has been erected within the rear garden, reducing the overall amount of private amenity space.

When considered alongside the proposed rear extension, the remaining garden depth would fall below the Borough Design Guide's preferred minimum of 11 meters. However, the proposal would retain approximately 7 metres of private rear amenity space, which is considered sufficient to meet the needs of future occupiers. Accordingly, the proposal is considered to provide an acceptable standard of private outdoor amenity space and would comply with the objectives of the Borough Design Guide in this regard.

Landscape and Trees: The site is located on a new area of housing development at Arborfield Green. There was a group of protected Larch trees close to the site – TPO1492/2014 – but these were removed to permit development.

The rear extension will not impact any landscape features and is sympathetic in material and form to the established architectural vernacular in this housing development. A patio has been included in submitted Proposed Ground & First Floor Plan drawing (Ref: Architectural Designs, 1053 PL-21 Rev C, 15-07-2026). The Tree and Landscape Officer would encourage this patio to be permeable given the slow build-up of the site rear garden that is occurring with the outbuilding and proposed rear extension. However, given the above, the Council's Tree and Landscape Officer raises no objection to the proposed development.

Ecology: The application site is situated in an area suitable for bat roosts. However, the proposed development is for a single storey rear extension and the proposed works do not encroach the main roof, as such no comments from the Council's Ecologist have been raised.

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:	17 August 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.09.2026