

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261033
Site Address:	80 Arbor Lane, Winnersh, Wokingham, RG41 5JD
Expiry Date:	16 September 2026
Site Visit Date:	7 September 2026
Proposal: Householder application for the proposed erection of single storey rear extension and two storey porch 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 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 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 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
110765	Proposed erection of two storey and single storey extensions to dwelling, erection of front porch extension and re-positioning of existing garage	Approved 28 th June 2012
260465	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house	Prior Approval not Available 2 nd April 2026

	by 6.00m, for which the maximum height would be 3.50m and the height of the eaves 3.00m.	
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CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received
WBC Ecology- No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council object to the application for the following reason; - The proposed extension would be overbearing and excessive in scale, length and height. The increased massing and proximity to the neighbouring property would have an unacceptable impact on residential amenity, resulting in a substantial loss of natural light and an oppressive outlook.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application site relates to a two-storey semi-detached dwelling situated within Winnersh, Wokingham. The dwelling is situated down Arbor Lane, and occupies a generous residential plot with adequate parking on site and off site, along with a substantial rear garden. The application site shares boundaries with neighbouring residential properties which are of a similar scale and character. The surrounding area is predominantly residential in nature and comprises a mix of semi-detached and detached dwellings set within spacious plots. Whilst the site is situated within settlement, it borders a playing field outside of settlement.

Proposal: This application seeks permission for the proposed erection of single storey rear extension and two storey porch extension.

The proposed extension to the front porch will be approximately 1 meter in depth, 2.5 meters in width and 3 meters in height.

The proposed single storey rear extension will be approximately 3 meters in depth, 10 meters in width and 2 meters in height.

Planning History: Planning permission was granted under application 110765 on 28 June 2012 for the erection of two-storey and single-storey extensions, the erection of a front porch extension, and the repositioning of the existing garage. More recently, application 260465 for prior approval for the erection of a larger single-storey rear

extension extending 6.0 metres beyond the rear wall of the original dwelling was determined on 2 April 2026, with prior approval confirmed as not required.

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 requires development to be appropriate in terms of its scale, mass, layout, built form, height, materials and character, and to achieve a high quality of design without detriment to adjoining land uses or occupiers. Guideline R1 of the Borough Design Guide SPD requires development to contribute positively to, and be compatible with, the historic or underlying character and quality of the local area.

The proposed front extension would introduce additional built form to the principal elevation. Although the Borough Design Guide advises that front extensions should be no more than one storey in height and should not project significantly beyond the existing building line, the proposal is considered acceptable in this instance. Both semi-detached properties have previously been extended, resulting in a degree of asymmetry between them. The proposed extension would be read as a continuation of this existing asymmetry and would not harm the overall design or character of the building.

The extension has a slender form and a limited roof profile in proportion to the principal elevation. In this context, it is considered that the front extension would assimilate into the existing asymmetrical appearance of the pair of semi-detached dwellings. The use of matching materials would also help the extension integrate with the design of the host dwelling.

Due to the siting of the dwelling, the front extension would have limited impact beyond the host property and the adjoining neighbour.

Winnersh Parish Council has objected to the proposed development due to concerns regarding overbearing impact, loss of light and harm to the street scene. While these comments are acknowledged, the proposed design is considered acceptable in this instance. Matters relating to the street scene and neighbouring amenity are considered further below.

Given its position to the rear of the property, the rear extension would have very limited visibility from the public realm and would not materially alter the character or

appearance of the surrounding street scene. The scale, design and massing of the extension are considered proportionate to the host dwelling and would not appear incongruous or overly dominant. The proposed development would therefore read as a sympathetic and subservient addition to the host dwelling.

Overall, the proposed development is considered to have an acceptable impact on the character and appearance of the area and the street scene. The proposal therefore accords with Policies CP1 and CP3 of the Core Strategy and the relevant advice and guidance contained in the Borough Design Guide SPD.

Neighbouring Amenity: Policy CP3 of the Core Strategy requires development to be appropriate in terms of its scale, mass, layout and height, and to achieve a high quality of design without causing detriment to the amenities or quality of life of adjoining occupiers.

As noted above, Winnersh Parish Council has objected to the proposed development due to concerns regarding loss of light to the neighbouring dwelling. Although the proposal would increase the amount of built form on the site, it has been assessed against the 45-degree guidance set out in the Council's Borough Design Guide. In this case, the proposed front porch would not give rise to unacceptable loss of light and would comply with the 45-degree guidance.

The site is located along a secluded lane and benefits from established boundary treatments, which would limit views of the development from the surrounding area. The proposed rear extension would not include any windows in the north or south side elevations and would therefore avoid overlooking of neighbouring private amenity spaces.

Given its single-storey scale, the rear extension would not result in an unacceptable sense of enclosure, loss of outlook or overbearing impact for neighbouring occupiers. The proposal is therefore not considered to result in material harm to neighbouring residential amenity.

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: The application site is adjacent to a group of TPO trees Ref: TPO-1181-2007. However, 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.

Ecology: The Council's Ecologist has read the Preliminary Roost Assessment (Arbtech, July 2026) and reviewed the submitted plans and elevations. The Ecologist is satisfied with the survey findings and whilst they raise no objection to the proposed development, they advise that the applicant is made aware that any bats are found

on site during development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed.

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:	12 September 2026
Earliest date for decision:	31 August 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	15.09.2026