

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260013
Site Address:	38 Tattersall Close, Wokingham, RG40 2LP
Expiry Date:	6 March 2026
Site Visit Date:	3 February 2026
Proposal: Householder application for the proposed erection of a front porch and single storey rear extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	National Planning Policy Guidance (NPPG) 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
N/A
External
N/A

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description:

The application relates to a two-storey detached dwelling situated within an established residential cul-de-sac within the major development location of Wokingham.

The proposal seeks to construct a single storey front porch extension and single storey rear extension replacing an existing conservatory.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The proposed rear extension is intended to provide an enlarged lounge and dining area, improving the functionality of the ground-floor living accommodation. The extension will incorporate sliding three pan and four pan sliding doors and five rooflights. There will be three rooflights over the proposed dining area and two over lounge area with a pitched roof. Next to the dining room there is an addition of a hallway with a window and a door leading to outside space.

Finally, the proposed porch extension will create a small area for the bins and slightly enlarge the entrance/hallway.

The surrounding dwellings along street scene are predominantly detached residential properties set within generous plots and layouts that do not adhere to a uniform building line. Properties (No.39) within the immediate vicinity have been subject to planning permissions for side and rear extensions, which collectively inform the established

character and appearance of the area. It is furthermore appreciated that the rear extension whilst large, would not be visible from the street scene.

The proposed development is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting. As such, the proposal accords with Policies CP1 and CP3 of the Core Strategy and the guidance contained within the Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The proposed alterations include the introduction of rooflights and the repositioning of existing windows and doors. Additionally, sliding doors are proposed on the rear elevation. These changes do not raise any overlooking concerns due to their design, height, orientation, and the generous separation distances.

Loss of Light:

The proposed porch extension would measure approximately 3.27 metres in length, 1.03 metres in width and 2.85 metres in height.

To the rear, a single-storey extension is proposed to provide additional living accommodation comprising a dining room, lounge, and separate hallway. The rear extension would extend approximately 14.16 metres in overall length. The width (projection) of the extension would vary, measuring approximately 5.31 metres at its widest point (adjacent to the hallway) and 3.80 metres at the narrower section.

The dining room element of the rear extension would have a maximum height of approximately 3.34 metres. The lounge element would incorporate a pitched roof form, reaching a maximum height of approximately 3.40 metres.

The proposed extensions are modest in scale and appropriate in terms of their form, proportions and design. As all elements of the development are single storey, the proposals would not result in unacceptable loss of light to neighbouring properties considering their positioning and orientation.

Overbearing:

The Wokingham Borough Council Borough Design Guide (BDG) states that rear extensions should not project more than 4 metres from the main rear wall where close to a boundary, that maximum eaves and ridge heights should not exceed those of the existing dwelling, that eaves height should not exceed 3 metres within 2 metres of a side boundary, and that a minimum 1-metre gap to the boundary should be retained.

The proposed development would not project more than 4 metres from the main rear wall and as it is single-storey addition, it would not exceed the height or ridge height of the existing property.

Whilst the BDG advises that single-storey extensions should not exceed 3 metres in height within 2 metres of a side boundary and that a minimum 1-metre gap should be retained, the proposal would have an eaves height of approximately 2.33 metres and a separation of 0.90 metres to the boundary. Although this falls marginally below the recommended 1-metre gap, given the orientation of the dwelling in relation to the neighbouring property, the extension would not result in harmful overbearing impact or unacceptable overshadowing.

Highway Access and Parking Provision:

The number of habitable rooms remains unchanged, and the proposed rear extension does not increase the number of habitable rooms within the dwelling. Additionally, the existing garage will be retained. The porch extension will not affect the driveway as it is a minor change to the front. Therefore, highways did not need to be consulted.

Amenity Space:

Due to the limited scale of the proposed extension, there will be minimal loss of amenity space. The remaining garden space is consistent with the Borough Design Guide (BDG), which states that “the Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable.” Following the development, the rear amenity space will measure approximately 8.84 metres in length and 9.58 metres in front amenity space, ensuring a substantial and usable garden area remains in full accordance with the BDG.

Flooding and Drainage:

The site is not located in a flood zone and is identified as being at low risk of surface water flooding. Therefore, no drainage conditions have been imposed.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is located within an area identified as having bat roost potential. As the proposal does not involve any works to the roof of the property, the development is unlikely to have any impact on bats or their roosting habitats.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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	
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Conditions agreed:	Not required
Recommendation:	Approval subject to conditions.
Date:	18 February 2026
Earliest date for decision:	30 January 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	23.02.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

Major Development Locations- Wokingham

Risk of Flooding from Surface Water | Total count: 1

Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 1

Bat survey required for planning applications that involve roof modification or demolition.

R877 Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

1 Great Crested Newt Impact Risk Zone Green Consult NatureSpace for Major developments only

2 Great Crested Newt Impact Risk Zone Amber For Householder applications check HH Layer.

Consult NatureSpace for all other types of development