

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251669
Site Address:	8 De Vitre Green, Wokingham, Wokingham, RG40 1SE
Expiry Date:	8 October 2025
Site Visit Date:	22 September 2025
Proposal: Householder application for the proposed erection of a single storey side/rear extension and part garage conversion to create habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
21221	Extension	Approve 31 st May 1984

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection WBC CIL
External
N/A

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One Comment Received: Restrictions should be imposed regarding no storage of building materials/equipment on WBC land next no 8. Also, there should be no dry cutting of bricks or masonry during construction. Only wet cutting equipment should be used and compulsory as part of planning approval. <i>Officer Comments: In this case, it would not be reasonable to require a Construction Management Plan, given that it is a Householder Planning Application.</i>

APPRAISAL
Site Description: The site is a link detached dwelling in the residential area of Wokingham. It has a gravel driveway for off street parking and a grassed area with tall vegetation adjacent to the boundary. The dwelling occupies a corner plot with highways owned amenity land to the north and west of the site. 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. Proposal: Erection of a single storey side/rear extension and part garage conversion to create habitable accommodation. The single storey side extension will have a pitched roof and measure 4m in height, be set back from the principal elevation by 3.3m, be 3m in width and 8m in length. It will facilitate an office with a window on the front elevation a family room at the rear with a roof light and a window. The single storey rear extension will have a sloping roof and measure 3.3m in height, be 12m in width and facilitate the expansion of the kitchen and dining area. The rear extension will have three additional roof lights, a set of bifold doors and a door to the utility room at the rear of the garage. There are no windows proposed on the side elevations.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street comprises a mix of detached and link detached properties of varying designs with open plan front gardens. The neighbouring properties at no's 13, 15 and 17 have front facing single storey extensions. In this case, the front wall of the side extension would be set back approximately 3.3m from the building line and would be located approximately 1.8m from the side boundary. Although the side facing wall would be partially viewable above a 1.8m fence, it would be set back behind amenity land. Also, the front facing wall would be partially screened from the public realm by tall vegetation. Therefore, taking into consideration the location on a corner plot, the rhythm of buildings and gaps between them would not be reduced. Therefore, given the limited height of the side extension, it would not have a significant impact on the street scene.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

Overlooking: There are no windows proposed on the side elevations, and the proposal is single storey. Therefore, there are no concerns related to overlooking.

Loss of Light: The rear wall of the single storey rear extension would not extend beyond the neighbour's rear wall. Therefore, there are no concerns related to loss of light.

Overbearing: The rear wall of the single storey rear extension would be approx. 0.7m taller than the neighbouring single storey roof and would extend beyond the existing rear wall by 4m extend beyond the rear wall of the existing neighbour. Therefore, given that the proposal is single storey, and would not be forward of the rear elevation of no. 6 De Vitre Green, it would not cause significant harm to neighbour amenity in terms of overbearing.

Overall, the proposal would comply with Policy CP3 in relation to neighbouring amenity.

Highway Access and Parking Provision: The Highways Officer has raised no objection and commented: The applicant proposes to increase the numbers of habitable rooms from 5 to 7. As both the existing and proposed garage do not fully

meet the council's requirement for car parking, there will be no loss or gain of parking space. The existing driveway will be retained.

According to the WBC Car Parking Standards, the development of such scale in an urban location will require a minimum of two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The retainment of existing driveway will have space to accommodate two to three parking spaces, which is acceptable. The proposed garage remains suitable for cycle storage, which is acceptable.

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:	Yes
Recommendation:	Approve
Date:	2 October 2025
Earliest date for decision:	6 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	02/10/25