

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252388
Site Address:	38 Mays Road, Wokingham, Wokingham, RG40 1RW
Expiry Date:	28 November 2025
Site Visit Date:	17 October 2025
Proposal: Householder application for the proposed side extension forming garage and entrance porch following demolition of existing single 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 CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
220706	Householder application for the proposed erection of a single storey side extension and detached double garage following demolishing of the existing garage.	Approved 28/03/2022

192345	Application for a Proposed Lawful Development Certificate for a single storey rear extension with 2no roof lights.	Approved 10/09/2019
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to condition.
WBC Highways – No objection.
WBC Landscape and Trees – Request further information

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on an end plot on the eastern side of Mays Road, Wokingham. The property is part of a 1980s housing development where the properties are similar in design through a repeated material palette of brick and concrete roof tiles.

Proposal:

This application seeks approval for the removal of the existing integral garage and erection of a single-storey side extension with a hipped roof form.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The proposed single-storey side extension would measure approximately 3.1m in width and 9m in length.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed extension would serve a garage and would replace the existing flat roofed garage. The proposed hipped roof form would be sympathetic to the existing pitch roof on the main house. The front of the side extension would align with an extension of the existing porch. The changes would be subservient to the main dwelling as the extension would be set back approximately 1.9m from the principal building line.

In addition, within the vicinity are examples of properties that boast hipped roof garages. These include nos. 18 and 28 Mays Road. Therefore, the changes would be sufficiently in-keeping with the already established built form within the local area.

Overall, the changes to the property frontage would be relatively minor in comparison to the existing form of the building. Therefore, it is considered that there would be no detrimental impact to the character of the host dwelling or public realm.

Neighbouring Amenity:

Overlooking:

There would be no loss of privacy impacts generated by the proposal.

Loss of Light & Overbearing:

By virtue of the property benefiting from an end plot position, there are no neighbouring properties adjoining the site to the west. Therefore, due to the significant separation distances to the closest properties, there are no detrimental impacts of this nature that would arise.

Highway Access and Parking Provision:

The proposal includes the erection of a replacement garage and the Council's Highways officer was consulted. They raise no objection to the proposal as there is no expected demand for car parking and no reduction in parking provisions.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. The Council's Drainage Officer has reviewed the application and has noted that drainage details have not been provided. The Drainage Officer has subsequently recommended a condition be implemented which secures details of the surface water drainage system of the site prior to the commencement of development.

However, the Local Planning Authority consider the condition is not necessary when considering the replacement nature of the extension and the minimal increase in impermeable surface that would result. As such, the condition will not be applied.

Landscape and Trees:

The council's Trees and Landscape officer was consulted and requested further information regarding whether the proposal would alter the existing close board fence along the western boundary and the existing hedging and small tree. An email received

from the planning agent (dated 25/11/25) confirmed that the existing close board fencing, shrubs and tree are to be retained as part of the development. This is considered acceptable.

Conclusion:

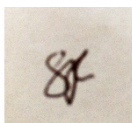
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	21 November 2025
Earliest date for decision:	31 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26.11.25

PLANNING CONSTRAINTS/STATUS

Major Development Location
Wescott Ward
Wokingham Parish