

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251840
Site Address:	515 Reading Road, Winnersh, Wokingham, RG41 5HL
Expiry Date:	15 October 2025
Site Visit Date:	6 October 2025
Proposal: Householder application for proposed single-storey side and rear extensions to existing bungalow, conversion of loft to habitable use, including creation of rear dormers and a roof light; replacement of existing outbuilding to form a single-storey residential annex (part retrospective).	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Winnersh
Green Infrastructure Routes

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 CP6 – Managing Travel Demand 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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
251112	Application for a lawful development certificate for proposed use as home for a maximum of 4 children under the ward of the Local Authority.	Refused July 2025
250222	Householder application for the proposed raising of the roof, the erection of a single storey side extension and single storey rear extension, plus	Approved April 2025

	the conversion of the loft into habitable accommodation, facilitated by the erection of a rear dormer, including the erection of one roof light and changes to fenestration, following the demolition of the existing conservatory, chimney and outbuilding.	
042038	Proposed single storey rear extension to dwelling to form conservatory and porch extension.	Approved April 2004
031284	Proposed rear dormer extension to dwelling to form rooms in roof space.	Approved August 2003

CONSULTATION RESPONSES

Internal

WBC Drainage – Requested Further Information
WBC Highways – No Objection Subject to Conditions
WBC Landscape and Trees – Requested Further Information
WBC CIL – Comments Received
WBC Ecology – No Objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	One Neighbour Objection: We objected to this the last time this application was made as previously, we are concerned about the amount of parking if this becomes a children's home and fear a loss of privacy of the new second floor overlooking our upstairs bathrooms. Also, building work has been continuing apace despite the fact there is no planning permission currently in place. <i>Officer comment: Application for a lawful development certificate for proposed use as home for children was refused permission in July 2025. Parking and impact on neighbour amenity are discussed in the main report. Any building work already occurring is at the owner's risk.</i>

APPRAISAL

Site Description: The site comprises a detached bungalow in the residential area of Winnersh with a hardstanding to the front for off road parking. The adjacent highway is a Green Infrastructure Route and the boundary treatment is a wooden fence and gates with tall vegetation that screens the dwelling when viewed from the public

realm. The application is part retrospective, and development has commenced on 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: Part retrospective single-storey side and rear extensions to existing bungalow, conversion of loft to habitable use, including creation of rear dormers and a roof light; replacement of existing outbuilding to form a single-storey residential annex and additional hard standing.

The single storey side extension would measure approximately 16.5m in length from front to back. The replacement front facing wall would measure approximately 2m in width and the separation distance with the side boundary at this point would be approximately 1.2m. The single storey rear extension would measure approximately 5m in width, extend beyond the existing rear wall by approximately 4m and be approximately 0.8m from the side boundary. The rear ground floor bedroom roof would be stepped down from the roof to the lounge and ensuite. The maximum height of the roof to the rear bedroom extension would be approximately 4.4m and the maximum height of the pitch roof to the lounge would be approximately 4.8m.

The loft conversion would facilitate 3 no. additional bedrooms. It would be set in from the side elevation by approximately 0.3m, measure approximately 10.8m in width, 5m in depth and be approximately 0.4m above the existing roof line.

The single-storey residential annex would be located adjacent to the rear side boundary and facilitate an additional bedroom, shower room, and kitchen/living/dining area. It would measure approximately 11.5m in length and 5m in width, have a flat roof, no. 4 rooflights and be approximately 3m in height. The lounge would have double doors to the rear garden and a side door to access the hall.

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 scene is the A329 road in Winnersh which is a Green Infrastructure Route.

Dwellings comprise a mixture of detached and semi-detached houses and bungalows of varying ages and design. In this case, the application site is screened from public view by fencing and tall vegetation adjacent to the highway. The adjacent dwelling at no. 517 is a bungalow conversion that benefits from a single storey rear extension approximately 5m in depth, an outbuilding at the rear and a large dormer extension. No. 513 is a 2-storey house.

The proposed development would increase the height of the roof by approximately 0.4m at the front. However, the minimal increase in roof height would not adversely impact the character of the area due the variety of ridge lines evident on the street and the neighbouring property being a 2-storey house. In addition, the side extension would be single storey, would not extend beyond the principal elevation; and the separation distance at the front would slightly over 1m and so the rhythm of buildings would not be disrupted.

The proposal also comprises several other minor alterations, such as changes to fenestration, the removal of chimneys, and the use of different external finishes. Given the minor scale of these components, they would not have a significant impact on the appearance of the dwelling given that the fence and vegetation obscure the view from the public realm.

Therefore, the proposal would not cause significant harm to the character of the area and would comply with policies CP1 & CP3 of the Core Strategy.

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.

Overlooking: Regarding overlooking, the first-floor fenestration on the rear dormer extension would provide oblique views of the neighbouring sites rear gardens, however, this would not result in direct overlooking and would not comprise the privacy of the adjacent residents. There are no additional windows on the side of the dormer extension and there is 1 no. additional small window on the ground floor side wall facing no. 517 that would face onto a fence approximately 2m in height; it would serve an ensuite and be obscure glazed. One neighbour comment was received about the potential loss of privacy to neighbouring bathrooms on the first floor. However, this neighbours side window effectively 'borrows' its outlook and daylight from across the application site. Therefore, in planning terms, only limited protection can be offered to this window. Moreover, given the obliqueness of views between this neighbour and the proposed dormer windows, no significant overlooking or harm to privacy would occur.

The proposed outbuilding would have 1 no. window and a door facing onto the side boundary with no. 153 that comprises a fence approximately 2m in height. In addition, the separation distance with the boundary would be approximately 7m and would not face onto a habitable room.

Therefore, there would be no significant loss of privacy to neighbours because of the development.

Loss of Light: The rear dormer extension would not be set significantly forward of the rear elevations of the neighbouring dormer extension at no. 517, or the rear wall of the two-storey dwelling at no. 513. The outbuilding would replace the existing wooden outbuilding of similar height and would not significantly increase overshadowing. Therefore, there would be no significant loss of light as result of the development

Overbearing: The rear and side extensions would be single storey, extend beyond the existing rear wall by approximately 4m and be approximately 0.8m from the side boundary. The rear dormer extension would be set in from the side walls by approximately 0.3m and would be approximately 0.4m higher than the existing main roof to the single storey bungalow. Therefore, given that the adjacent roof to the two-storey dwelling at no. 513 would be taller, and the other immediate neighbour at 513 has a rear dormer extension, the proposal would not significantly increase overbearing. However, when taking the proposed outbuilding in the rear garden into account, there would be a further increase in the residential footprint. Nevertheless, the outbuilding would be single storey, have a flat roof and only be visible approximately 1m above the side boundary. Furthermore, neighbours would still have access to adequate private space.

Therefore, the proposal would not cause significant harm to neighbour amenity and would comply with Policy CP3.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to condition and comments: *"While the applicant proposes to increase the numbers of habitable rooms from 5 to 9, eight habitable rooms has been approved under planning applicant 250222. An additional two habitable rooms will be provided in the proposed annex. The existing driveway parking are retained. It is not specified if the proposed annex will be ancillary to the main dwelling, but the site would unlikely have sufficient space to provide independent access of parking for the new annex. The Highways would therefore recommend objection if the new annex would be an independent property. The Highways therefore assume that the proposed annex would be ancillary to the main dwelling."*

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The retainment of existing driveway parking can meet the council's parking requirement, which is acceptable. No negative impacts on abilities for cycle storage are expected, which is acceptable."

Officer comment: The proposed annex would be conditioned to be ancillary to the main dwelling.

Flooding and Drainage: The Flooding and Drainage Officer has requested further information as follows: *"The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. The applicant didn't provide any surface water drainage details. LLFA requires applicant to provide Surface Water Drainage Strategy which should include details of the existing site drainage stating how proposed development would feed into the existing drainage system."*

Officer comment: The replacement of the existing outbuilding and greenhouse with 1

no. outbuilding would increase the impermeable area of the rear garden by approximately 16.5 m². The rear extension would increase the impermeable area by approximately 15 m². Therefore, the net increase of impermeable surface would be approximately 31.5m². Therefore, given the limited increase in impermeable surface, it would not be reasonable, were the Application to be approved, to add a Pre Commencement Drainage Condition.

Landscape and Trees: The Tree Officer has commented: *“The site is located adjacent to a Green Route Enhancement Area; Reading Road is designated. Therefore, the proposals will either need to retain the existing vegetation along the front site boundary adjacent to Reading Road or replacement planting will need to be shown in accordance with Local Plan policy CC03. I have no objection to the proposed changes to the bungalow nor the replacement outbuilding in the rear gardens.”*

Officer comment

Following the consultation period, the applicant submitted a revised site plan showing retention of the front vegetation as requested.

Ecology: The Ecology Officer raises no objection and commented for ref permission 250222: *“A preliminary bat roost assessment was conducted as a result of the property being in an area that has potential for bat roosts. The conclusion of the survey was that the building has evidenced no suitable features of value to bats where the proposed development works shall take place, hence additional surveys are not deemed necessary. An informative is recommended to advise what measure should be undertaken if bat roosts are found in the building.”*

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:	7 October 2025

Earliest date for decision:	22 August 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	09/10/25