

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251702
Site Address:	30 Wessex Gardens, Twyford, Wokingham, RG10 0AY
Expiry Date:	12 September 2025
Site Visit Date:	28 August 2025
Proposal: Householder application for the proposed erection of a front porch extension with associated alterations to front fenestration and changes to external materials.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
231856	Householder application for the proposed raising of the roof, insertion of 2no. front dormers and 1no. flat roof rear dormer to create habitable accommodation and removal of existing chimney.	Approved: February 2025

CONSULTATION RESPONSES	
Internal	
WBC Property Services – No comments WBC Highways – No objection WBC CIL – No comments	
External	
None	

REPRESENTATIONS	
WBC Twyford Parish Council	No comments
Ward Member(s)	No comments received

Neighbours	No comments received
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APPRAISAL

This application seeks planning permission for the proposed erection of a porch extension, plus other minor alterations to the host dwelling.

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: The proposed porch would appear as a sympathetic addition to the host dwelling, owing to its modest scale relative to the existing built form. In any case, it would replace a porch of a similar style, thus reducing the effect on the character of the dwelling.

The removal of bay windows for replacement fenestration is a minor alteration to the property and would not have a notable impact upon its appearance.

The proposed introduction of anchorite grey windows, doors and soffits and fascia's would represent a stark contrast to the use of materials currently present. Nonetheless, the personalisation of dwellings through contemporary finishes is standard suburban practice and would not be harmful to the street scene in this instance.

Overall, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Due to the modest scale of the proposed development, there are no concerns on neighbouring amenity grounds.

Highway Access and Parking Provision: No objection has been raised by WBC Highways.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	1 September 2025
Earliest date for decision:	11 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	1 September 2025

PLANNING CONSTRAINTS/STATUS

Major Development Location of Twyford