

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261424
Site Address:	14 Agincourt Close, Wokingham, RG41 3UT
Expiry Date:	21 August 2026
Site Visit Date:	30 July 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU) (N.B. the LPU is deemed to overall hold limited weight at this time).	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2004/1450	Proposed single storey rear extension to dwelling to form conservatory.	C/A – 19/04/2004
08932	Detached House & Garage	C/A – 28/09/1978

CONSULTATION RESPONSES

Internal
WBC CIL: No comments received WBC Ecology: No comment WBC Green Infrastructure: No comment
External
None consulted

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

APPRAISAL
Site Description: The application site is a link detached dwelling located within the late 20th century Woosehill development in Wokingham. The dwelling benefits from an existing conservatory addition to the rear with an attached garage and drive to the side and a front garden. Proposal: This application proposes the erection of a single storey rear extension plus fenestration changes following the demolition of the existing conservatory. The proposed extension is fairly modest in terms of its size and scale, with a total depth of approximately 4m its footprint would be largely contained within the footprint of the existing conservatory. Its pitched roof form would sit at a total ridge height of approximately 3.4m and eaves height of 2.5m. The proposed fenestration changes are limited to the insertion of a side facing window on the existing south-eastern elevation at ground floor level. 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. Alterations and additions to an existing residential dwelling within settlement limits is acceptable in principle subject to other material considerations including local character and neighbouring amenity. Design and Character of the Area: Policy CP3 of the Core Strategy states that development must be appropriate in

terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The cul-de-sac and the wider estate are characterised by a mix of dwelling types which vary in architectural style and form. The set back of properties from the highway and amenity areas creates a spacious character. There are various examples of later additions including single storey rear extensions.

The proposal is fairly modest in terms of its size and scale, with an appropriate ridge and eaves height it would reduce the existing ground floor footprint and set in from the existing rear building line by 1m. The proposed pitched roof form would complement the main gable roof form and further mitigate the bulk of the extension. The proposed fenestration changes are modest and would have a neutral impact on the appearance of the host dwelling.

The visual impact of the proposed extension would be further mitigated by the use of external materials in keeping with the existing dwelling. Moreover, the extension would retain the existing gap between the dwelling and the adjoining boundaries and would not be visually prominent from the public realm due to its position at the rear. Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policy CP3.

Neighbouring Amenity:

Overlooking: Due to the single storey nature of the proposal, with no fenestration changes proposed at first floor level, there are no concerns in relation to potential overlooking impact.

Loss of Light and Overbearing: The proposed extension would retain a separation distance of approximately 3.75m from the shared boundary with No.12 adjacent, preventing any potential loss of light or overbearing impact on the amenity of the site's immediate neighbour.

The extension would sit within 1m of the southern boundary, but this reflects the existing relationship. The boundary adjoins a footpath serving as secondary access to the rear gardens of neighbouring properties to the south-west, rather than a public thoroughfare. As such, the proposal would not harm the amenity of those neighbouring properties.

Overall, the proposal would not introduce any adverse harm on the amenity of neighbouring properties in accordance with Core Strategy policy CP3.

Other:

The proposal would not impact on the site's existing parking provision or any green infrastructure features. The proposal would also not impact on the main roof or any other potential bat roost features and therefore a bat survey is not required for the assessment of this application.

Subject to conditions, the application is acceptable and is therefore 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 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:	17 August 2026
Earliest date for decision:	22 July 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	17/08/26

PLANNING CONSTRAINTS/STATUS

- *Major Development Location – Wokingham*
- *Landscape Character Assessment Area – Wokingham-Winnersh Settled and Farmed Clay*
- *Bat Roost Habitat Suitability Area*