

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261555
Site Address:	6 Thorpe Close, Wokingham, Wokingham, RG41 2PW
Expiry Date:	21 September 2026
Site Visit Date:	5 August 2026
Proposal: Householder application for the proposed erection of single storey rear extension, following demolition of existing conservatory and replacement of pitched roof over the study to flat roof, 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 CP7- Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB21- Landscape character TB23- Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
981412	Proposed Conversion Of Garage To Study And Single Storey Rear Extension To Dwelling	Approved 04/01/99
990231	Proposed Single Storey Rear Extension To Dwelling To Form Conservatory (Amendment To Approval 98/68626/f)	Approved 18/01/00
030349	Proposed single storey rear extension to dwelling to form conservatory.	Approved 22/12/03

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees: No objection subject to conditions

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling situated within a residential cul-de-sac in Wokingham.

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 Borough Design Guide states “*rear extensions should not project more than 4m from the main rear wall*”. The flat roofed single storey rear extension footprint would be slight larger than the existing conservatory (1.3m² footprint increase) and would have a very similar view, so it is not going to have a significant harmful impact. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The pitched roof over the study to be changed to a flat roof is a minor alteration which would not be particularly visible from the public realm. Thus, it would not harm the character of the area. The flat roof would match that of the proposed rear extension creating a unified appearance to the rear.

Neighbouring Amenity:

Overlooking: The rear openings would be screened by the existing boundary treatments, thus no overlooking concerns.

Loss of Light/Overbearing: Given the single storey rear extension footprint would match that of the existing conservatory as well as being of a similar height, it's not considered to be overbearing or result in harmful loss of light.

The change in roof form of the study would not result in harmful loss of light or considered to be overbearing.

Amenity Space: The garden space is not reduced due to the proposal, thus not having a harmful impact on the amenity of the occupier.

Landscape and Trees: Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed erection of single storey rear extension, following demolition of existing conservatory and replacement of pitched roof over the study to flat roof, plus changes to fenestration.

The Site contains a group of protected trees, which span the rear boundary of four separate detached dwellings in a neighbourhood within the parish of Wokingham. TPO-0247-1983 includes 3 Sycamore (*Acer pseudoplatanus*) and 6 Scots Pine (*Pinus sylvestris*), some of which can be seen in the rear garden of the Site via site photos taken by the Planning Officers on 5th August 2026.

The proposed development sits almost entirely on top of the footprint of the existing dwelling. The Officer accepts the proposed tree protection measures as illustrated in the submitted Tree Protection Plan drawing. (Ref: Bastion, 26-6TC-P--01_A, July 2026)

Ecology: Whilst the site is located in a potential bat roost area, the proposals are not affecting the first floor and the roof or any trees that could support potential roosting features for bats.

The officer has requested an external lighting condition, however given the nature of the proposal, such would be considered excessive and has been omitted from the decision notice.

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

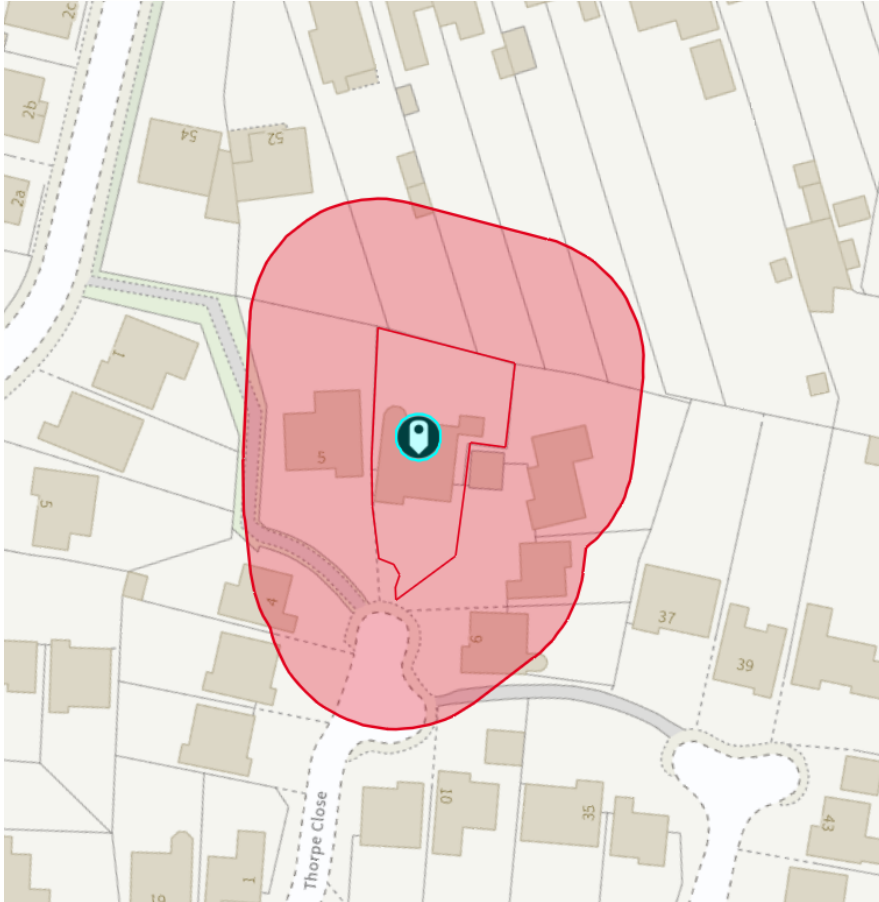
Conditions agreed:	Yes
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Recommendation:	Approve
Date:	9 September 2026
Earliest date for decision:	18 August 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	9 September 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to

			nuclear sites.
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Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 300 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	WX928	Ecology Officer, Green Infrastructure Team

2	Bat survey required for planning applications that involve roof modification or demolition.	WX929	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	WY928	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	WY929	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&notes=11404&location=479012,167586%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0247-1983	Group	Confirmed

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Evendons Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m