

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261776
Site Address:	36 Oxford Road, Wokingham, RG41 2XZ
Expiry Date:	16 October 2026
Site Visit Date:	16 September 2026
Proposal: Householder application for the proposed erection of a single storey front extension with canopy 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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
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
992239	Proposed Two Storey Side Extension To Dwelling	Approved 14/09/1999

200713	Application for a certificate of lawfulness for the proposed erection of a outbuilding to the rear of existing dwelling.	Approved 01/05/2020
210702	Application for a certificate of lawfulness for the proposed part single, part two storey rear extension to the existing dwelling.	17/05/2021
250622	Householder application for proposed single storey front and porch extension, façade alterations, internal alterations and all associated works.	09/05/2025

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to conditions. *Officer comments: This will be discussed within the main report.*

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension that spans the width of the dwelling. Plus, changes to rear fenestration.

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 single storey front extension would have a pitched roof joining it to the host dwelling. The front extension would comply with the Borough Design Guide (BDG) as the building is set well back from the street frontage and the projection would project forward 2 metres from the front building line. A porch roof canopy is also included above the front door, and this extends approximately 1 metre further from the front extension.

The property is semi-detached and the proposal would add to the asymmetry of the pair. However, the visual balance between the adjoining dwellings has already been altered by previous extensions and individual alterations. The dwelling also sits within a varied street scene comprising different building forms and styles. Overall, the proposed front extension would have an acceptable impact on the host dwelling and the character and appearance of the area.

The proposed fenestration change will see two of the rear windows being replaced with 5m wide bi-folding doors. This fenestration change poses no harm to the appearance of the dwelling or to the character of the area.

Neighbouring Amenity:

The proposed single storey front extension would extend 2 metres forward of the front building line, and it is single storey in nature. No windows are proposed on the side elevations of the extension and therefore no concerns are raised with regards to overlooking or loss of light. The proposed front extension is set right on the boundary with the neighbouring property, however, given it is aligned with the parking area at the front of the neighbouring property, and given the single storey nature, it is not considered that the proposed front extension would introduce a significant overbearing impact. Overall, the front extension poses no harm to neighbouring amenities.

The proposed fenestration change is at ground floor level and as such no concerns are raised with regards to overlooking.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Highway Access and Parking Provision:

The proposed front extension would have no impact upon the parking provision on site, and the submitted proposed block plan demonstrates that 3no. spaces can fit within the front driveway. This was also confirmed on the planning officer's site visit on 16/09/2026.

Landscape and Trees:

The Council's Landscape and Trees Officer has no objection to this proposal subject to two conditions, one requiring the retention of trees, and the other requiring a tree protection plan to be submitted. As there is a TPO tree located at the front of the site, and other trees that contribute towards the character of this site, the condition requiring the retention of trees is recommended. However, as a tree protection plan has been submitted as part of the Arboricultural Impact Assessment, the suggested condition has been reworded to require development to be carried out in accordance with the submitted tree protection plan.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	22 September 2026
Earliest date for decision:	15 September 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.09.2026

PLANNING CONSTRAINTS/STATUS**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.

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
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1	All works exceeding 150 metres (492.1 feet)	YES	YES
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Electricity Sub Station Consultation Zones | Total count: 1

#	FEATURE_TYPE	CONSULT
1	Electricity Sub Station Consultation Zone	SSE Power Distribution

Water Network Watercourse Consultation Zone | Total count: 1

#	watercourseName	form
1	No data	inlandRiver

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.	WV862	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	WW861	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	WW862	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	WX862	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	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000530000&notes=11404&location=475545,169394%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	Wokingham-Winnersh Settled and Farmed Clay

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-1687-2019	Single	Confirmed

Wards | Total count: 1

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

Parishes | Total count: 1

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