

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252201
Site Address:	38 New Road, Twyford, Wokingham, RG10 9PT
Expiry Date:	21 January 2026
Site Visit Date:	5 November 2025
Proposal: Householder application for the proposed erection of a two storey side/rear extension, first floor side extension, replacement pitched roof, replacement garage, rear decking and fenestration changes following the demolition of the existing conservatory and garage.	

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
Wokingham Borough Local Plan Update (LPU) (N.B. the LPU is deemed to hold limited weight overall at this time)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging 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 Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
121/49	Single storey additions	Approved – 08/04/1949

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to condition
WBC Landscape and Trees: No objection subject to condition
WBC Ecology: No objection subject to informative
WBC CIL: Advice regarding CIL matters

External

None consulted

REPRESENTATIONS

Twyford Parish Council	No comment subject to the neighbours' comments being taken into consideration.
Ward Member(s)	No comments received
Neighbours	1 comment received objecting on the following grounds: - Loss of light and overlooking impact on No.36b New Road. <i>Officer's Comment: This is assessed in the 'Neighbouring Amenity' section of the report.</i> - Noise and disturbance during construction. <i>Officer's Comment: This is not a material planning consideration and therefore a condition to control the construction works cannot be imposed. Any adverse noise/disturbance during the works can be reported to the Council's Anti-Social Behaviour team.</i> - Boundary ownership dispute/damage during construction. <i>Officer's Comment: Boundary disputes are not a material planning consideration. This planning consent does not authorise the applicant to access or carry out any works on their neighbour's land or property without first obtaining their consent or obviate the need for compliance with the requirements of the Party Wall etc Act 1996. An informative is recommended which reminds the applicant of these requirements.</i>

APPRAISAL

Site Description:

The application site is an early 20th century detached two storey dwelling located to the north of Twyford Village Centre. The site benefits from a deep residential plot with a long driveway on its eastern side leading to a detached single garage and parking area at the rear. It's original Victorian Villa style and appearance has largely remained unaltered.

Proposal:

This application proposes the erection of a two storey side extension, part single part two storey rear extension, first floor side extension, the replacement of the existing main pitched with rear decking and fenestration changes, plus the erection of a detached double garage and front boundary treatment, following the demolition of the existing conservatory and single garage.

The proposed two storey side extension would project beyond the existing western (side) elevation by approximately 4m and include a single storey porch canopy structure. It would be set back from the principal (front) elevation by approximately 0.75m and set down from the main ridgeline by 1.05m. The proposed first floor side extension would effectively infill an existing gap at first floor level on the eastern side of the host dwelling to facilitate the proposed replacement roof. The replacement roof would have a total ridge height of approximately 8.85m to match the existing.

At the rear, the proposal would project beyond the existing rear elevation by approximately 5m at first floor level and 8.6m at ground floor level (including the decking area). The roof form and pitch would mirror the existing dwelling with a matching ridge height. The single storey element would have a total ridge height of 3.8m from ground level with a mono-pitched roof form.

The proposed replacement garage would have a total footprint of circa. 52sqm with a hipped roof form at a total ridge height of approximately 4.45m and eaves height of 2.5m. The proposed front boundary wall would comprise brick piers and walls with grey coloured slated steel panels above at a total height of approximately 1.7m.

Following discussions with the applicant, revised plans have been submitted which comprise the following amendments to the proposed scheme:

- The proposed replacement garage has been reduced in depth to avoid conflict with the boundary trees.
- The proposed rendering of the principal (front) façade has been removed with the existing brick detailing retained and enhanced.
- The proposed two storey side extension has been reduced in width with alterations to the proposed fenestration and external materials.
- The design of the roof form of the two storey extensions has been altered.
- The design of the front boundary wall has been amended.

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 impact on other material considerations including the character of the area, neighbouring amenity and trees & landscape.

Design and Character of the Area:

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. 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.

R23 of the Borough Design Guide SPD states that alterations or extensions should be clearly subservient to the form and scale of the original building in most situations, with a complementary design which either adopts the existing style or by a carefully considered contrast. The key considerations for all proposed additions to residential dwellings are they should be well designed, respond positively to the original dwelling, contribute positively to the local character and relate well to neighbouring properties.

New Road has a considerably varied street scene comprising a varied dwelling mix of differing architectural style, form and age. The host dwelling has largely been unaltered since its construction and therefore has a unique character which contributes positively to the visual amenity of the street with a two-storey bay projection and attractive brick detailing on its principal (front) façade.

Following the submission of revised plans, the proposed two storey side extension would appear as a subservient addition to the host dwelling due to its proportionate width, set back from the principal elevation and set down ridgeline in accordance with the Borough Design Guide SPD. The proposal would also retain a sufficient separation distance from the site's western boundary shared with No.36B New Road and would not disrupt the rhythm of gaps between dwellings on the street scene.

The proposed first floor side extension and replacement roof would be fairly modest additions to the host dwelling in isolation. However, together they would widen the existing principal façade and change how the two storey bay windows relate to the ridgeline and the overall appearance of the site's frontage. Following the submission of revised plans, the design has been amended to retain the existing ridge and eaves height, with the proposed render removed and brick detailing retained and enhanced. This would sufficiently retain the prominence of the bay windows and the brick detailing of the existing façade and therefore not adversely detract from the character and appearance of the host dwelling.

While the proposed extensions to the rear would considerably expand the footprint of the host dwelling, the bulk of the two storey element would be sufficiently mitigated by its complementary pitched roof form. Due to the size of the plot the proposal would retain an appropriate size of rear amenity space and separation distances from all boundaries. Moreover, it would not be visible from the street scene.

The proposed replacement double garage would be sited in a similar position to the existing at the rear of the site. While it would be more than double the size of the existing garage in terms of its footprint, its bulk would be mitigated by its fairly modest eaves height and hipped roof form. Moreover, it would be sufficiently set in from the site's rear boundaries and therefore would not be visually overbearing from any potential views from Chaseside Avenue to the south.

In terms of the proposed front boundary wall, boundary treatments within this section of New Road comprise low boundary walls and fences alongside open frontages and hedges at various heights. However, the frontage of No.3 New Road to the west comprises circa. 1.8m high timber posts and gates with horizontal timber slatted panels. While the proposed 1.7m high brick piers and the use of grey coloured steel horizontal would be a significant change to the site's frontage, its design would be similar to No.3 and as such would not be wholly out of character with the street scene.

Overall, the proposed additions to the host dwelling would achieve an appropriate balance of enlarging the habitable floorspace and introducing contemporary elements while respecting its unique characteristics and original form. The proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Overlooking: Concern has been raised regarding potential overlooking impact on No.36b New Road adjacent to the west. The design of proposed fenestration at first floor level on the side elevations would prevent direct overlooking into either adjacent neighbour, comprising a mix of high level windows at 1.7m above floor level and obscure glazed windows with openings restricted to 1.7m above floor level. To prevent any adverse overlooking opportunities a condition is recommended to restrict the insertion of any additional first floor window(s) on both side elevations without additional consent.

Due to the orientation of the host dwelling, the main outlook from the proposed fenestration at the rear would be towards the rear of the site. Any views of the neighbouring gardens would be oblique, rather than direct, and would not be too dissimilar from the existing fenestration. The proposal would retain a back-to-back separation distance of circa 49m from Nos. 13 & 15 Chaseside Avenue to the south at first floor level, well exceeding the Borough Design Guide SPD's recommended minimum of 22m for back-to-back relationships. As such, there are no adverse overlooking concerns arising from the proposal.

Loss of Light/Overshadowing: Concern has been raised regarding potential loss of light impact on No.36B adjacent to the west. The proposal would rear building line would project beyond the existing shared rear building line with both adjacent neighbours (Nos. 36B & 40 New Road). The applicant has annotated on the submitted proposed site/block plan 2no. 45 degree lines (horizontal) taken from the closest rear fenestration serving No.36B at ground and first floor levels, in accordance with BRE guidance, which demonstrates that the proposal would not directly conflict with the level of light received by this fenestration. Upon reviewing the submitted plans and observations on the site visit it is agreed that the proposal would accord with the Borough Design Guide and BRE Guidance in this respect.

In respect of the east (side) facing fenestration serving No.36b, any potential impact would likely be mitigated due to the retained minimum separation distance of circa. 4m and the pitched roof form of the proposed two storey side extension. Nonetheless, the main private outlook for No.36B is to the rear (south-facing) which would be

unaffected by the proposal with the windows on the side elevation offering a secondary outlook. The neighbour has also advised in their comment that these windows serve non-habitable rooms which can only be afforded limited protection compared to primary windows serving habitable rooms.

Measurements taken on the submitted plans demonstrate that there would be a minimum separation distance of circa. 8.8m between the proposed development and No. 40 New Road adjacent to the west, sufficiently mitigating any potential loss of light impact on this neighbouring property. Therefore, the proposal would not result in the overshadowing of primary windows serving No. 36B or No.40 and complies with the Borough Design Guide SPD and BRE guidance in this respect.

Overbearing: Due to the proposed extensions to the host dwelling retaining a minimum separation distance of circa 2.4m from both side boundaries there are no concerns relating to potential harm on the amenity of either neighbour in terms of overbearing impact. The proposed replacement garage would be sited away from the rear boundary adjoining properties on Chaseside Avenue to the south by circa 3.1m.

Overall, any potential harm on neighbouring amenities has been sufficiently mitigated prohibiting any adverse harm over and above the existing level of amenity in accordance with Core Strategy policy CP3.

Trees and Landscape:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping. MDD Local Plan Policy TB21 requires consideration of the Council's Landscape Character Assessment. Proposals must retain or enhance the condition, character and features that contribute to the landscape.

While there are no protected trees within or adjacent to the site's boundaries, mature boundary trees and hedges contribute positively to the visual amenity of the area. An Arboricultural Impact Assessment and Tree Protection Plan (Gifford Tree Service) has been submitted in support of the application. Following discussions with the Council's Landscape Architect, revised plans were submitted which reduced the depth of the proposed replacement garage to address concerns relating to the proximity of the building to the trees adjacent to the site's southern boundary.

Upon reviewing the revised scheme and amended Arboricultural Impact Assessment and Tree Protection Plan, the Landscape Architect is satisfied that the planting within and adjacent to the site's boundaries will be sufficiently protected during and following the development, and that the revised scheme has overcome their initial objection.

Subject to the agreed tree protection measures being secured via condition the proposal would sufficiently protect the existing vegetation within and bordering the site in accordance with MDD Local Plan policies CC03 and TB21.

Other:

The Council's Ecology Officer has reviewed the proposal and accompanying Ecological Survey Reports and is satisfied that the existing dwelling does not currently support roosting bats, and there the proposed development would not impact bats. The Council's Highways Consultant has raised no objection to the proposal subject to the proposed garage being retained for vehicle parking.

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:	21 January 2026
Earliest date for decision:	29 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21 January 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location – Twyford*
- *Landscape Character Assessment Area – Wargrave-Twyford Arable Chalk Lowlands*
- *Bat Roost Habitat Suitability Area*