

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252828
Site Address:	2 Cedar Close, Wokingham, RG40 1EA
Expiry Date:	23 January 2026
Site Visit Date:	12 January 2026
Proposal: Householder application for the proposed erection of a part single part two storey rear extension, part single part two storey side extension and a front porch extension, following demolition of the existing garage and first floor rear and side extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham
Tree Preservation Order
Bat Roost Suitability Habitat

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 CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
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190834	Householder application for a proposed erection of a two-storey side extension, a proposed front porch extension and changes to the roof to incorporate 3no. roof lights.	Refused 24 June 2019
192142	Householder application for proposed single storey side and rear extension, first floor front extension, single storey front extension to form a porch plus replacement of flat roof to existing single storey rear extension to monopitch roof with 3 no. rooflights, alterations to fenestration and internal alterations.	Approve 13 September 2019

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No Objection
WBC Ecology – No Objection Subject to Condition

External

REPRESENTATIONS

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

APPRAISAL

Site Description: A 1960's detached dwelling occupying a corner plot adjacent to the junction with Glebelands Road. It has an open plan front garden and a driveway for off-street parking. A lime tree in the rear garden is protected by TPO-1063-2004.

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.

Proposal: Householder application for the proposed erection of a part single part two

storey rear extension, part single part two storey side extension and a front porch extension, following demolition of the existing garage and first floor rear and side extension.

The front porch extension will measure approximately 2m in depth, 3m in width and 3.6m in height to the top of the pitch roof. It will have a single door on the front elevation and no side windows.

The existing single garage and first floor single wall extension will be demolished to facilitate the erection of a double garage, plant room and office on the ground floor; and a bedroom and ensuite on the first floor. The proposed ground floor front wall will measure approximately 7.5m in width and have a garage door; the first-floor front wall will measure approximately 4m in width and have a window to the ensuite. The part two storey side extension will measure approximately 8.8m in depth and the west facing garage wall adjacent to the boundary will be approximately 6.6m in depth. The first-floor side balcony will be approximately 3.3m in width and 6.7m in depth. It will have a glass balustrade approximately 1m in height and be accessed either via an existing staircase at the rear of the garage, or double doors from the proposed bedroom.

The single storey rear extension will measure approximately 8.8m in width, 2.2m in depth, 2.5m in height to the top of the eaves and 3.5m to the top of the sloping roof. The existing rear balcony will be replaced with a glass balustrade approximately 1m in height in the same location.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a cul de sac of detached two storey dwellings of similar ages and various designs. It has a verdant appearance with open plan front gardens, and the application site is located at the entrance to the cul de sac and overlooks the side rear boundary at 9 Glebelands Road comprising a high hedge and trees. No. 8 Cedar Close has a single storey front, rear and side extension.

The front porch extension would project approximately 2m forward of the principal elevation and would be in line with principal elevation of the immediate neighbour at no. 3 Cedar Close. The Borough Design Guide (BDG) recommends that side extensions should be set back by 1m and preferably with a lower roof line. In this case, the maximum eaves height and ridge height would be in line with the main roof line, and the front wall would be in line with the principal elevation, resulting in a wide house within a modest plot. Nevertheless, the proposed ground floor infill extension increases the bulk whilst the overall width will be as existing. Furthermore, a similar design was approved ref 192142 in 2019. The separation distance of the first-floor side extension and the boundary would be approximately 2.5m. Given the slightly staggered building line, the rhythm of buildings and gaps between them along the street frontages would not be disrupted, and the development would not be overly

prominent in the street scene.

Therefore, although the two-storey side extension would not fully comply with the recommendations in the Borough Design Guide, that a similar proposal was approved in 2019, it would not be reasonable to refuse the application on this basis.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The back to flank separation distance of the rear window in the side extension with 7 Glebelands Road would be approximately 12m; and the separation distance of the first-floor side extension with the boundary of no. 3 Cedar Close would be approximately 2.6m. The first-floor terrace above the garage would face onto a side bedroom window at no. 3 Cedar Close and be adjacent to the boundary. The glazed balustrade (approximately 1m in height) would replace an existing wooden slatted balustrade of similar height. The double doors onto the first-floor terrace would be in the same relocation as existing and were previously approved in expired planning permission ref 192142. Therefore, there would be no increase in overlooking in relation to no. 3 Cedar Close.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. In this case the horizontal 45-degree angle test is complied with in relation to no. 3 Cedar Close. Furthermore, the rear of the property is southeast facing, and the habitable windows will continue to receive sunlight for most of the day. Therefore, there would be no significant loss of light because of the proposal.

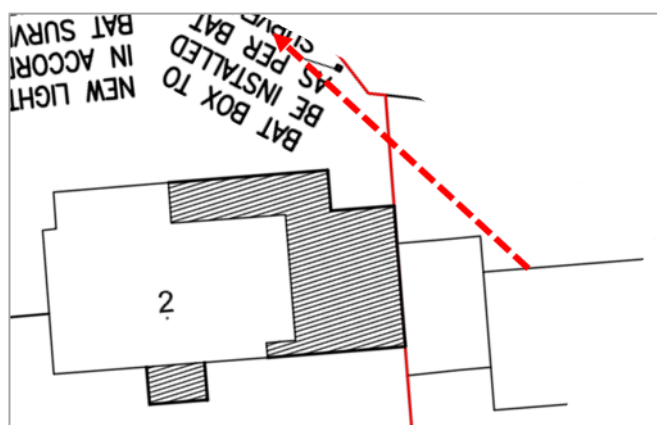


Figure 1 Horizontal 45-degree test from nearest habitable window at 3 Cedar Close

Overbearing: The rear extensions would project approximately 2m meters from the main rear wall and the eaves height would not exceed 3m within 2m of a side boundary. Therefore, the proposal would not have an overbearing appearance in relation to neighbour amenity and given that occupants would have access to adequate outdoor space and light.

Overall, the proposal would not fully comply with Policy CP3 because the first-floor terrace above the garage would face onto a side bedroom window at no. 3 Cedar Close and be adjacent to the boundary. However, expired permission 192142 did not condition the first-floor doors onto the side terrace to be obscured glazing and non-opening below 1.7m of the internal floor level. Therefore, given that there would be no additional overlooking because of the development, and the doors were already approved in an earlier permission, it would be unreasonable to impose conditions on the windows if this new application were to be approved.

Highway Access and Parking Provision: The WBC's adopted parking standards after development (Appendix 2 MDD Local Plan) require 3 or more parking spaces after development for a dwelling with 4 or more bedrooms. Each parking space should measure 2.5m in width and 5m in depth. In this case, the development will not increase the number of habitable rooms; the garage would accommodate 2 no. parking spaces and the driveway a further 2 no. parking spaces.

Landscape and Trees: The tree and Landscaper Officer raise no objection subject to conditions and has commented: *"There is one protected tree located within the Site's rear garden to the east of the dwelling; it is identified as TPO-1063-2004 Lime (Tilia x europaea).*

There is no proposed development on the east side of the existing main building dwelling, where the tree is located. Construction works are not likely to impact the root protection area of this protected tree. I have no objection to the proposed front and rear extensions and adaptations to main building and extension to existing garage, subject to conditions below:

I am highlighting in an informative manner that TPO-1063-2004 Lime (Tilia x europaea) is located within the eastern side of the Site. Although this protected tree is unlikely to be impacted by the proposed development, any construction vehicles and materials will need to be kept to the existing drive and the western side of the site.

Recommendations from the ecologist with regard to bats and birds are to be heeded."

Ecology: The Ecology Officer raises no objection subject to conditions and has commented: *"I agree with the Ecologists summary and the conclusion that while surveys in 2025 showed no signs of a current roost, a Common pipistrelle day roost was found under a hanging tile/s on the northwestern elevation. This indicates that there is a risk of illegally injuring or disturbing bats as a result of the proposed works, therefore precautionary working measures are needed to reduce risk to an acceptable level. The Block Plan (RRS Designs, Dwg AS01525-BP01, October 2025) does not indicate the proposal to integrate a bat tube or brick within the new extension. If the application is approved, I suggest AS01525-BP01 is not included in condition 2. The integrated bat box/tube types listed in BERS page 24 or equivalent are acceptable.*

Summary

Provided that implementation of the precautionary working measures including pre-commencement check, the proposed mitigation enhancement measures, a biodiversity-sensitive external lighting condition and the use of a non-snagging roofing membrane are secured by condition, there are no ecological objections to the

proposals.

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in pages 22–24 of the submitted Bat Emergence and Re-Entry Surveys Report (Arbtech, 10 October 2025). Works affecting the roof and loft shall be undertaken under the supervision of an appropriately qualified ecologist or a Natural England Bat licence holder with experience of supervising where there is a risk of bats being present. Works are to follow a method statement agreed between the ecologist and the contractor detailing techniques, including the careful removal of tiles by hand, and the procedure to follow should bats or signs of bats be found. The new roof lining is to be bitumen 1F type roofing felt, or a breathable membrane that has a Natural England certificate demonstrating it has passed a snagging propensity test. Within one month of substantial completion a short closing-out report demonstrating that the bat mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: At no time shall any forms of external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning and unless it is in accordance with the recommendation Guidance Note 08/23 Bats and Lighting at Night (BCT/ILP).

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23."

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 proposed development will be liable for CIL based on the measurements of the floorplans.

Please note that any changes to the floorplans listed will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

Wokingham Borough Council - CIL Forms (exacom.co.uk)

Should you have any queries regarding CIL, please contact.

Developer.contributions@wokingham.gov.uk

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
Recommendation:	Approve
Date:	27 January 2026
Earliest date for decision:	15 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27/01/26