

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251407
Site Address:	1 Beckford Close, Wokingham, Wokingham, RG41 1HN
Expiry Date:	8 August 2025
Site Visit Date:	19 June 2025
Proposal: Householder application for the proposed erection of single-storey rear extension, rear extension of existing single-storey side extension, added pitched roof, first-floor extension creating habitable space, extension of porch with canopy, front extension to roof and front replacement of flat roof with pitched roofs.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
864/73	Detached house and garage	Approved 02/08/73
14218	Conversion of existing garage to dining and	Approved

	cloakroom and erection of new garage.	23/10/80
171044	Householder application for the proposed erection of a single storey extension to existing garage.	Approved 06/06/17

CONSULTATION RESPONSES

Internal

WBC Highways: 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 dwellinghouse with attached garage.

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 that *“porches should generally project less than 2m forward of the building line”*. The pitched roof front porch be approx. 1.45m in length and would not project forward of the existing building line, thus complying with the BDG. It would be considered a modest feature which would not harm the street scene. The front porch design would match that of 2 Beckford Close, thus in keeping with the street scene.

The new garage style door to the store is a minor alteration which would not harm the street scene.

The Borough Design Guide states *“side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be at least 1m*

from the plot boundary". The first-floor side extension above the garage would not comply with the above guidance from the BDG given it would not be less than 1m from the side boundary, not set back nor have a lower roof line. Despite this, there is no detrimental impact on the character and appearance of the street scene and it does not lead to a terracing effect due to the neighbouring property being on Bredon Road and given the orientation and relationship with 10 Bredon Road, with the built form adjoining the rear fence line of no.10 garden. Thus maintaining a significant separation distance of uninterrupted views.

Whilst continuing the ridge line of dwellings is discouraged, the extension is clearly subservient to the host dwelling and would not adversely impact the character of the area. The proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. Furthermore, as stated in the section 23 of BDG *"the roof form of the extension should take it's form from the main building"*. The first-floor side extension would keep and mirror the same pitched roof form of the main building.

The replacement of flat dormers to pitched roof dormers is a minor addition that would enhance the character of the area. Furthermore, such style of dormer has been used at 2 & 6 Beckford Close (see images below) and would not look out of place nor harm the street scene.



The Borough Design Guide states *"rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary"*. The single storey rear extension depth would be approx. 3.05m in depth, which complies with the BDG. The host property has a very spacious garden and there are similar sized extensions in the surrounding area. 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 proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The addition of the Velux roof window to the front elevation as part of the en-suite would not result in harmful overlooking.

The addition of the ground floor windows and openings on the north-west and north-east elevation would be screened by the existing fence, thus no overlooking concerns.

The first-floor side extension results in an addition of one window to the rear for bedroom 3. Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the rear dormer and its oblique angle/view of neighbouring rear gardens. Thus, the first-floor side extension window would not cause any significant harm with regards to neighbouring amenities. This type of overlooking is common within urban residential plots and would not result in harmful overlooking to 2 Beckford Close, 10 & 8 Bredon Road.

The separation distance from the rear of first-floor 1 Beckford Close to the rear of 4 Ashton Road is over 24m, which complies with BDG (minimum 22m). Furthermore, along the rear boundary of no.4, there is mature/established trees and vegetation which acts as natural screening.

Loss of Light/Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the council's parking standards.

The front porch extension will not have an impact on the parking area. There is acceptable pedestrian access to the revised front door.

The existing level of parking will be retained, and this is considered acceptable to serve the development.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	7 August 2025
Earliest date for decision:	7 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	7 August 2025