

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242996
Site Address:	109 Bean Oak Road, Wokingham, RG40 1RJ
Expiry Date:	8 May 2025
Site Visit Date:	7/5/25
Proposal: Householder application for the proposed erection of a single storey and a first floor side extensions.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Tree Preservation Orders
Landscape Character Assessment Area

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 CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
181181	Householder application for the erection of a first floor side/ rear extension, plus external alterations to existing single storey side/rear extension	Approved on 19 th July 2018
171504	Tree Works application: TP-1448/2012 Tree works application to prune Ash tree (T1) to remove broken and damaged branches	Approved on 13th June 2017
152590	Householder application for the proposed erection of a two storey rear extension and a	Approved on 22nd January

	first floor side extension to dwelling	2016
150159	Householder application for the proposed erection of a two storey rear extension and a first floor side extension to dwelling	Refused 31st July 2015
131926	Application submission of details to comply with conditions 4 & 5 of planning consent F/2013/1451. 4. Scheme of Landscaping 5. Arboricultural method statement	Approved 29th October 2013
132237	Proposed erection of single storey side/rear extension, conversion of existing garage to additional habitable accommodation	Approved 18th September 2013

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – Objection on grounds of blocking up views from a green route

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a large two-storey detached dwelling in the major development location of 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:

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 proposed two storey side extension would have a gabled roof, would not protrude beyond the ridge line and would extend towards the eastern side boundary by approximately 3.7 metres, matching the footprint of the existing single storey arrangement. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

The proposed single storey side extension would have a hipped lean to roof and would extend approximately 2.9 metres towards the western side boundary. The proposal would be subservient and sympathetic to the host property, therefore, would have an acceptable impact on the character of the area.

Neighbouring Amenity:

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement, therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise. The development will have a gap of approximately 2.5 metres to the neighbouring flank wall, this separation is deemed sufficient to mitigate any negative overbearing impacts on the neighbour at 107 Bean Oak Road.

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across Bean Oak Road, overlooking concerns are minimal.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

The proposed single storey side extension is modest in height, depth and design and due to this site being a corner plot, would border the highway, so no negative impacts on neighbours will occur.

Highway Access and Parking Provision:

The WBC Highways officer originally objected to this application as it proposed to build on highways land, this has since been amended under revised plans received on 23/4/25 and therefore the officer now has no objection to the development. The existing parking provision is sufficient to serve the proposed development.

Landscape and Trees:

The WBC Landscape and Trees officer has objected to these proposals on the basis that the two-storey development will block views from the designated green route of Binfield Road, which the plot borders.

Due to the multiple extensions that have already been carried out on the property, it is not deemed that this proposal would cause significant additional harm, and therefore the objection has been dismissed.

To the rear of the plot there is a TPO Tree, this will be protected by conditions on the decision notice, these are pre-commencement conditions that have been agreed to by the applicant. Additionally, a condition that secures the retention of all trees on site has been included.

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:	Yes
Recommendation:	Approve
Date:	06/5/25
Earliest date for decision:	11 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	08.05.2025