

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250830
Site Address:	16 Pine Croft Road, Wokingham, RG41 4AL
Expiry Date:	26 May 2025
Site Visit Date:	30 April 2025
Proposal: Householder application for proposed single storey rear infill extension with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Major Development Location (Wokingham)
Tree Preservation Orders
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation 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 CP8 – Thames Basin Heaths Special Protection Area 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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
223141	Householder application for the proposed single storey front extension. Two storey side / rear extension following conversion of existing garage to create habitable accommodation. Plus, changes to fenestration.	Approve 16/01/2023
213772	Householder application for the proposed development of a single storey front extension forming porch, single storey rear extension with	Approve 28/02/2022

	glazed rooflight and conversion of existing garage to provide habitable accommodation.	
--	--	--

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Trees and Landscape – 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:

The site relates to a detached, two-storey dwelling in Wokingham. The site is located down a quiet residential cul-de-sac. The immediate surrounding area is characterized by detached, Tudor inspired dwellings, marked by their distinctive timber framed exterior. All properties within the vicinity have similar architectural designs and benefit from traditional features including large driveways, front lawns and garages which separate the building lines of the dwellings from the highway. A few large trees and small vegetations are present in front lawns, adding greenery to the street and contributing to an attractive and inviting street scene.

Proposal:

This application seeks permission for the erection of a single storey rear extension which will measure approx. 2.6 meters in width, 2.12 meters in length and 2.6 meters in height. Along with 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 site is located within a residential area. The proposed rear extension will create a snug. The development will measure approx. 2.6 meters in width, 2.12 meters in length and 2.6 meters in height. The proposal will not protrude past the rear building line, it will only infill the existing gap between the kitchen and utility room.

The material used for both the exterior walls and roof will match the existing dwelling. The roof will be a flat formation to tie in with the architectural style of the existing dwelling.

The proposal includes a window on the rear elevation to serve the snug, as well as a range of fenestration changes on the rear elevation. The existing window will be replaced with a set of doors, followed by the existing set of doors being replaced with a new set. These doors will serve the open plan kitchen/ diner. All proposed fenestrations propose grey frames.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- *Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The proposed extensions will have an eaves height of 2.4 meters and depth of 2.12. The extension will not project back of the rear building line and does not exceed the height of the existing garage. Therefore, the proposal is modest and in compliance with the BDG in terms of shape, size and design.

Within the vicinity, there are numerous examples of rear extensions. No. 9 Pine Croft Road is an example of a rear development, similar to the proposal, suggesting the development is not out of character for the area. Furthermore, the addition is subservient, offers scant views from the public road, so will not unduly impact the character of the area in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:***Overlooking:***

The proposal is single storey and does not propose any side windows, therefore there are no concerns of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of nos. 14 and 12 Pine Croft Road. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

As the proposal is single storey and is modest in shape and size, there are no concerns of overbearing.

Highway Access and Parking Provision:

The Councils Highways Officer was consulted on this application and concluded that the total numbers of habitable rooms will remain unchanged and all existing parking spaces and garage will be retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

There will also be no negative impact on abilities for cycle storage is expected, which is acceptable

Landscape and Trees:

The site is within a housing estate, on a cul-de-sac road, Tree Preservation Order (TPO) 252/1984, T3, an oak bounds the north side of the site, the tree has not featured in aerial images for some years.

The Councils Trees and Landscape Officer has reviewed the plans and concluded that no trees of high amenity will be directly impacted by the scheme as they are not proximate. As a result, the Officer had no objections to this proposal.

Conclusion:

Subject to conditions, this application is acceptable and 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, 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:	30 April 2025

Earliest date for decision:	27 April 2025
------------------------------------	---------------

Recommendation agreed by: (Authorised Officer)	
Date:	30/04/25