

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261522
Site Address:	64 Clifton Road, Wokingham, RG41 1NE
Expiry Date:	9 October 2026
Site Visit Date:	1 September 2026
Proposal: Householder application for the proposed erection of two storey side extension, single storey front and rear extensions plus changes to fenestration.	

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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
960862	Proposed Single Storey Rear Extension To Dwelling	Approved: December 1996

CONSULTATION RESPONSES	
Internal	
WBC Drainage – No objection subject to a condition WBC Ecology – No comments	
External	
None	

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

APPRAISAL

Context: The application site is located within a residential area of Wokingham. This application seeks planning permission for the erection of a two storey side extension, plus ground floor enlargement to the front and rear elevations.

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 first-floor element of the proposed two storey side extension would be set back from the principal front elevation and would remain subordinate to the host dwelling by virtue of its reduced ridge height. This approach would maintain a clear visual hierarchy between the original dwelling and the proposed addition, which is a key design principle for extensions of this nature. The use of materials and fenestration that match the host dwelling would further ensure that the extension integrates appropriately and appears as a sympathetic addition to the existing building. In this respect, the proposal aligns with the design expectations set out in the Borough Design Guide.

The introduction of the mono-pitched roof element along the front elevation further creates a well-integrated relationship between the existing and proposed built form, and creates a more cohesive appearance compared to the existing arrangement, where the porch and flat roofed garage appear at odds.

Notwithstanding these positive attributes identified, the proposal would reduce the existing gap between the application property and No.62. Spacing between dwellings often make a positive contribution to the character of suburban areas by providing a sense of openness and preventing a terraced appearance. However, whilst the extension would noticeably narrow this gap, it is evident that similar side extensions have been undertaken within Clifton Road, including the application dwellings semi-detached counterpart, such that the spacing pattern along the street has already evolved from its original form. In this current context, the proposal would not appear out of keeping with the prevailing pattern of development. Importantly, a gap would remain between the dwellings at first floor level, ensuring that the development would not give rise to a harmful terracing effect.

With regard to the ground floor rear extension, this would be screened from any public vantagepoints such that it would have negligible impact on wider character. In any case, it would appear as an unimposing addition to the host property, and one that is commonplace among the surrounding plots.

When considered cumulatively, the scale, form and design of the proposed extension is reflective of other alterations within the locality. The development would therefore not appear incongruous within the street scene but instead assimilate well.

Taking all matters into account, the proposal is considered to preserve the character and appearance of the area and to comply with Policies CP1 and CP3 of the Core Strategy, which require development to respond appropriately to its surroundings in terms of scale, form, materials and overall design quality.

Neighbouring Amenity: Due to the staggered building line between the application property and No.62, any extension to the host dwelling has the potential to result in a more pronounced impact on the neighbouring site. The relationship with this neighbouring property therefore requires careful consideration.

Importantly, the proposed first floor rear extension would project only marginally beyond the rear elevation of No.62. Consequently, the depth of this element is such that any additional sense of enclosure experienced by the neighbouring occupiers would be limited.

With regard to the ground-floor rear extension, whilst this would increase the height of built development along the shared boundary, it would not otherwise increase the extent of built form in this location as the extension would largely replace the footprint currently occupied by the existing garage. Although the increase in height would have some additional effect on No.62, the effect would be limited and localised to a small section of the neighbouring site between the property and garage. It would not impact the overall usability of the private amenity space for the occupiers.

When considering the impact upon No.66, it is important to note that the rear extension closely follows the footprint of the neighbouring dwelling and as such, it is not anticipated that the additional built form would have a harmful effect upon the adjoining occupants.

In respect of overlooking, the proposed first-floor rear-facing window would provide a slightly altered outlook when compared with the existing first-floor fenestration. However, any views towards neighbouring properties would be oblique and would not give rise to loss of privacy. The other proposed windows are typical for a residential setting and would not result in any adverse impacts upon neighbouring amenity.

Ecology: The submitted Preliminary Roost Assessment concludes that the existing building offers negligible potential to support roosting bats. Having regard to the survey findings, it is considered that no further bat survey work is necessary in this instance. Notwithstanding, an informative will be attached to any planning permission granted to advise the applicant of the appropriate course of action should bats or evidence of bats be encountered during the course of development works.

Flooding and Drainage: WBC Drainage has requested further details to be submitted prior to the commencement of development. However, given that the site is located within Flood Zone 1 and the proposal is of a modest scale, this requirement is not considered proportionate. As such, it has not been secured by condition.

Conclusion: For all the above, the proposal is acceptable and the application is 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:	6 October 2026
Earliest date for decision:	15 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	7 October 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Wokingham*
- *Bat Roost Habitat*