

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252488
Site Address:	12 Bean Oak Road, Wokingham, RG40 1RL
Expiry Date:	6 February 2026
Site Visit Date:	1 December 2025
Proposal: Householder application for a proposed single-storey front and side extension, cladding to the front, side and rear elevations, part garage conversion and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham

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 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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
161038	Householder application for the erection of replacement double garage, new driveway, fence and gate (part retrospective).	Approve 14 June 2016

CONSULTATION RESPONSES

Internal
WBC CIL Highways: No objection subject to condition.
External
N/A

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

APPRAISAL
Site Description: A 1960's semi detached house occupying a corner plot in the residential area of Wokingham. It has an open front plan front garden with a fence approximately 1.8m in height enclosing the side and rear garden to the west and south of the dwelling; and a double garage at the rear accessed from Proctors Road. 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: Single-storey front and side extension, cladding to the front, side and rear elevations, part garage conversion and changes to fenestration. The front porch extension will have a pitch roof and open sides. It will project approximately 1m forward of the building line, measure approximately 2.3m in width and the maximum height will be 3m. The front facing wall of the side extension will have a window serving the lounge, be set back approximately 0.3m from the principal elevation, measure 6m in width, approximately 2.4m in height to the top of the eaves and 4m to the top of the pitch roof. The side wall to the lounge will measure approximately 5m in depth and have bifold doors; and there will be a small rear facing window. The side wall to the shower room will be set in by approximately 1m, have 1 no. window and measure approximately 3m. The rear wall will be in line with existing rear wall and have a window and a door.

The garage at the rear faces onto Proctors Road and will be part converted to provide one parking space and an office. One of the two garage doors will be replaced with a window.

Procedural Matters

A revised Site Plan and Proposed Floor and Elevation plans were received by the Council on 30th January 2026, and after the consultation date had ended. However, the revised plans showed a minor amendment with a smaller front porch and the front wall of the side extension set back from the principal elevation. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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 in Bean Oak Road is semi-detached houses of a similar age and design with open plan front gardens and a driveway for off street parking. Several properties have been extended over time with No. 33 having a single storey side/front extension with a porch, no. 31 a single storey front porch extension, no. 25 a single storey side/rear extension, no. 17 a single storey side extension, and no. 7 a first-floor side extension.

In this case, the side extension would be single storey, have a pitch roof and beset back by 0.3m from the principal elevation. The separation distance with the side boundary fence would be approximately and with the adopted strip of amenity land would be approximately 1.25m. While the side extension would be considerable in terms of its footprint and relationship with the host dwelling, its single storey nature avoids any adverse impact at first floor and would thereby still appear as a subservient addition to the main dwellinghouse.

The front porch extension would project 1m forward of the principal elevation. Also, given that the application site occupies a corner plot, the rhythm of buildings and gaps between them along the street frontages would not be harmed. The replacement of one garage door with a window would overlook a neighbouring side boundary wall. Therefore, the proposal would not cause harm to the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy.

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.

In this case, the proposal would not cause harm to neighbour amenity in terms of overlooking, loss of light or overbearing.

Therefore, the proposal would not cause harm to neighbour amenity and would comply with Policy CP3 of the Core Strategy.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to conditions and has commented: *“The applicant proposes to extend the existing dwelling and convert part of the existing garage, resulting in an increase of numbers of habitable rooms from 4 to 6. In view of the nature and the scale of the part garage conversion, the Highways would have assumed it to be ancillary to be main dwelling. Two driveway parking are proposed within the red line.*

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The retained driveway parking can meet the council’s parking requirements by utilising the existing dropped crossing, which is acceptable. The rest of the garage remains suitable for cycle parking, which is acceptable.

Condition

OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking”

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:	Yes
Recommendation:	Approve
Date:	2 February 2026
Earliest date for decision:	17 November 2025

**Recommendation
agreed by:
(Authorised Officer)**



Date:	02/02/26
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