

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261408
Site Address:	30 Valley Crescent, Wokingham, RG41 1NP
Expiry Date:	11 August 2026
Site Visit Date:	20 July 2026
Proposal: Householder application for the proposed erection of a single storey rear extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
050218	Proposed 2 storey side extension to dwelling.	APP – 17 May 2005
080846	Proposed erection of ground floor front extension with pitched roof over.	APP – 25 March 2008
143137	Application for the prior approval of the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.925m, for which the maximum height would	APP – 5 January 2015

	be 3.700m, and for which the height of the eaves would be 2.80 0m.	
150817	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling.	APP – 30 July 2015
260109	Application for a certificate of lawfulness for the proposed single storey rear extension.	REF – 31 March 2026

CONSULTATION RESPONSES

Internal

No comments received.

External

No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description:

30 Valley Crescent is located in Wokingham, a Major Development Location. The property is situated on the southern side of Valley Crescent, an established residential area.

The application site comprises a two-storey semi-detached dwelling finished in beige brickwork. The roofscape is pitched and finished in dark brown tiles and there is also a single-storey front extension and integral garage. There is a front driveway with capacity for 4no. vehicles (approx. 9m x 8.8m) and a moderately-sized rear private amenity (approx. 13.8m x 8.8m).

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: This application seeks approval for the proposed single-storey rear extension including 1no. roof lanterns.

Design / Character of Area

The street is characterised by a quiet, low-traffic residential estate featuring predominately two-storey semi-detached dwellings of comparable scale. The street exhibits a consistent pattern of development, with properties set back from the highway behind front gardens and driveways, providing off-street parking.

The building line, pattern of development, architectural design, scale and appearance of dwellings are consistent. Roof types are consistently pitched though there is moderate variation with the positioning of the garage with some attached to the side of the property and others integral. Furthermore, materials remain largely consistent with beige/light-brown brickwork and dark-brown roof tiles being dominant.

There are several examples of neighbouring and nearby properties that have undergone comparable alterations and extensions. For example, No. 42 received permission for a single-storey rear extension in 2003, while No. 19 was also granted consent for a single-storey rear extension in the same year. More recently, No. 16 obtained permission in 2011 for single-storey side and rear extensions, together with a front extension. These approved developments demonstrate that similar forms of residential enlargement and alteration have been considered acceptable within the local area and provide a relevant precedent for the current proposal.

Single-Storey Rear Extension

The proposed rear single-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located to the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding area.

Neighbouring Amenity:

Overlooking:

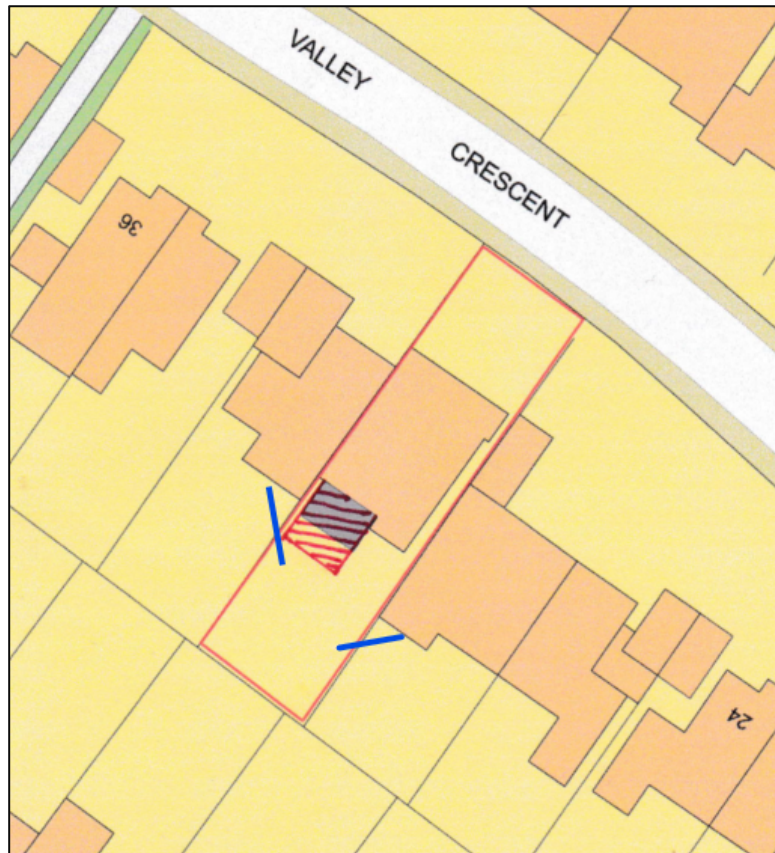
There are 1no. side window and 1no. side door proposed on the single-storey rear extension. This will not increase overlooking impacts as they face the boundary wall with No.32. There are further changes to fenestration including the addition of a glass sliding door at the rear. This will not give rise to overlooking concern beyond the existing rear fenestrations and the separation distance with the rear boundary would be approximately 10m. There is also 1no. roof lantern. As this is set within the roof of the extension, there would be no increase in overlooking or loss of privacy.

Overall, there is no significant impact to privacy for the neighbouring properties from this development and it therefore accords with the aims of Policy CP3 in respect of residential amenity.

Loss of Light:

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good

practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.



As shown, the proposed single-storey rear extension would not breach the 45-angle test for the adjoining neighbouring properties.

Considering this and that the extension is single-storey, modest in form and scale, there would be no significant negative impact to daylight or sunlight. Therefore, this development adheres with the aims of Policy CP3 in respect of residential amenity.

Overbearing:

The BDG states that the eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. In this case, the eaves height is 2.1m and therefore adheres to the guidelines in the BDG. Furthermore, these measurements demonstrate how the development is suitably subservient to the main dwelling's eaves (4.5m) and ridge (7.15m).

Therefore, as the proposed extension is single-storey, subservient and modest in scale, the development would not result in an overbearing, dominating or an enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking. There is not net increase in the total number of habitable rooms. The development does not impact parking capacity, and

the existing provision with the driveway is considered acceptable. Cycle storage is not negatively impacted by the development and remains unchanged.

Amenity Space:

Amenity space is not significantly impacted due to the development. The extension will project 4m into the rear garden, thus leaving 10m, which is considered ample and acceptable.

Conclusion: Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

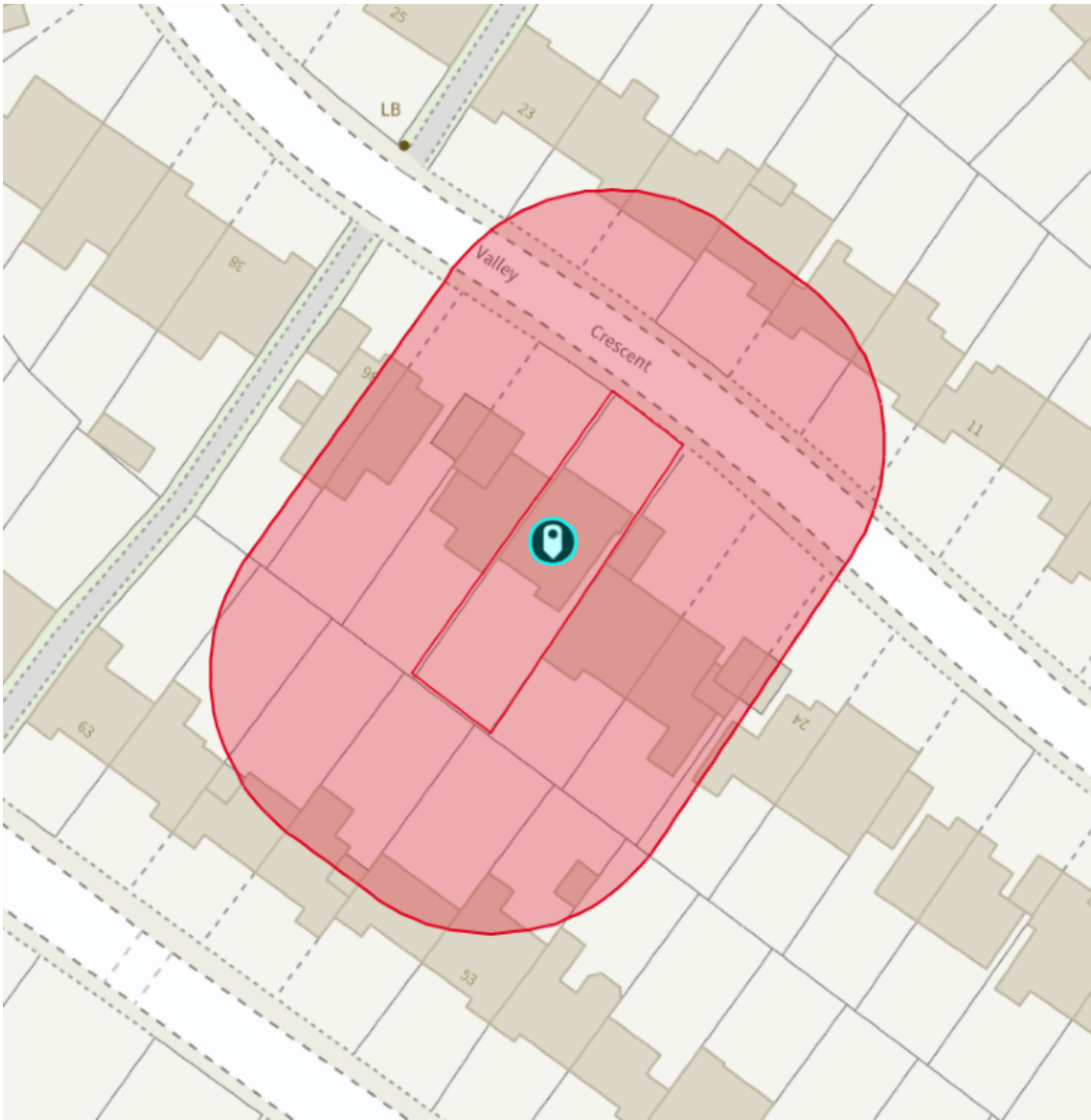
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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 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:	27 July 2026
Earliest date for decision:	7 July 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	28.07.2026

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
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1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 2	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=11404&location=475984,168857%20(IRZ%20polygon%20centre)
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Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Emmbrook Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham CP	0 m