

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261452
Site Address:	22 Chestnut Avenue, Wokingham, RG41 3HX
Expiry Date:	4 September 2026
Site Visit Date:	14 August 2026
Proposal: Householder application for the proposed erection of single storey front, side and rear extensions, plus changes to fenestration and the extension of the driveway, and new front wall and gate, following demolition of the existing garage.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Ecology – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Context: The application site comprises a detached bungalow located on a spacious corner plot at 22 Chestnut Avenue, which is set within an established residential area. The surrounding street scene displays a range of building forms, scales and designs, including bungalows and larger family homes, which collectively contribute to a varied but predominantly suburban character.

This application seeks permission for a number of extensions that would extend the dwellings footprint, plus alterations to fenestration, as well as changes to the plots frontage, including an enlarged driveway and new boundary wall and gate.

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:

Enlargement of the Host Property

The submitted plans demonstrate that, whilst the development would increase the overall footprint of the dwelling, all additions would remain single storey in nature and would retain the established bungalow form of the property. As such, the proposal would not fundamentally alter the scale or form of the host dwelling or its contribution to the character of the street scene.

The proposed extensions would be integrated with the existing dwelling through the use of a consistent roof form for the most part, with the exception of the flat-roofed element to the rear. However, this element would be largely concealed from public views by its discreet siting within the plot and the intervening boundary screening.

Furthermore, when considered in the context of the existing dwelling, the proposed alterations would represent an improved and more coherent design approach, resulting in a more unified and symmetrical form than the somewhat disjointed appearance of the existing property.

Overall, whilst the proposal would result in an increase in the built footprint of the dwelling, this would remain proportionate to the size and context of the plot and would not appear incongruous within the surrounding area. Given the varied character and appearance of development along Chestnut Avenue, together with the retention of the established bungalow form, the enlarged dwelling would not fundamentally alter the character or appearance of the host property or result in harm to the wider street scene.

Alterations to the Site Frontage

Whilst the enlargement of the dwelling is considered to represent an appropriate and sympathetic form of development, the proposal also includes more substantive alterations to the front boundary treatment and driveway. These elements therefore

warrant separate consideration in assessing the overall impact on the character and appearance of the site.

The existing frontage is characterised by a relatively informal and open appearance, comprising an informal driveway, low brick walling and substantial landscaping. This includes a number of mature trees and areas of established vegetation which soften views towards the property from the public realm. Consequently, the site currently presents as a relatively open and verdant plot, which is broadly consistent with the prevailing form of frontage treatment along Chestnut Avenue.

The proposal would formalise the appearance of the frontage through an extension to the driveway and the introduction of a more defined boundary treatment, comprising a new brick wall with regularly spaced brick piers and new entrance gates. It is acknowledged that this would result in a more formal and enclosed frontage than currently exists and would represent a departure from the predominantly informal and landscaped character of the street. However, it is also noted that comparable examples of more formal boundary treatments are present within the immediate street scene, including at Nos.12, 31 and 33, all of which are located in relatively close proximity to the application site. The proposed treatment would therefore not be wholly uncharacteristic to the established pattern of development along Chestnut Avenue.

Furthermore, it has been confirmed that the mature trees located towards the front of the site would be retained. These trees represent an important component of the site's existing verdant character, and their retention would assist in mitigating the visual impact of the proposed boundary treatment. The new wall and gates would also be positioned behind the existing trees, allowing the landscaping to continue to soften views of the frontage from the public highway and helping to maintain the established green character of the street scene.

Overall, whilst the proposed frontage works would introduce a more formalised and enclosed appearance than the existing arrangement, they would not be considered to result in harm to the character and appearance of the area.

Neighbouring Amenity: The majority of the additional built form would be located away from neighbouring boundaries, with the exception being a small protrusion along the shared boundary with No.20 Chestnut Avenue. However, due to the limited extent and height of this component, this would not cause any adverse effect upon the neighbouring site. There are no anticipated overlooking concerns due to the ground floor nature of the enlargements.

Ecology: The submitted Preliminary Bat Roost Assessment concludes that the proposed development would not result in adverse impacts upon bats or their roosting habitats. On this basis, it advises that no further bat surveys are required in support of the application.

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:	25 August 2026
Earliest date for decision:	11 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	25 August 2026

PLANNING CONSTRAINTS/STATUS

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