

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261525
Site Address:	Tannadice, Wiltshire Road, Wokingham, RG40 1TR
Expiry Date:	3 September 2026
Site Visit Date:	22 July 2026
Proposal: Householder application for the proposed erection of a single storey front porch, single storey side extension, infill single storey rear extension, conversion and extension of the existing garage, plus the addition of a Juliet balcony.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition
WBC Landscape and Trees – No objection subject to conditions

External

None

REPRESENTATIONS

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

APPRAISAL

The application site is located within a residential setting of Wokingham. This application seeks planning permission for the erection of a series of ground floor extensions, the conversion of the existing garage, plus minor other alterations.

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 application site occupies a spacious and somewhat atypical residential plot within an established suburban area of Wokingham. Although Wiltshire Road is a busy route, the property benefits from a strong sense of enclosure and separation from both the highway and surrounding development. Mature boundary planting provides substantial visual screening, resulting in a secluded setting that differs from the more conventional suburban character experienced elsewhere along the road.

As such, the site is experienced principally within its own private and landscaped setting rather than as part of a continuous street frontage. The dwelling is positioned broadly centrally within the plot, with generous private amenity space extending around all sides of the property, rather than being confined to a traditional rear garden. This arrangement contributes to the spacious character of the site and provides generous separation distances from neighbouring properties.

Against this context, the site is capable of accommodating additions on several elevations without appearing overdeveloped or constrained. The proposed single storey side extension on the northern elevation, front porch and infill ground floor extensions would result in a clear increase of the building's footprint, however, given the generous size of the plot and the retained space surrounding the dwelling, these additions would not appear excessive or result in a cramped form of development. Furthermore, by virtue of their single storey scale, they would remain clearly subordinate to the host dwelling, ensuring that the original building continues to read as the dominant element within the site.

The submitted site layout also demonstrates that extensive landscaped garden areas would be retained around the dwelling, together with the mature trees and planting along the site boundaries that make a significant contribution to the verdant and secluded character of the plot.

Overall, the proposed extensions are considered to respect the spacious, landscaped character of the site and would integrate satisfactorily with the existing dwelling. The development would therefore preserve the visual amenities of the area and is considered to accord with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Due to the single storey nature and overall modest scale of the proposed extensions, it is not considered that the development would give rise to any unacceptable impacts on neighbouring occupiers in terms of loss of light or undue sense of enclosure. The proposed Juliet balcony would serve existing first-floor fenestration and given its position, the balcony would not result in any added overlooking concerns.

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.

Landscape and Trees: The Council's Tree and Landscape Officer raises no objection to the proposal subject to conditions. The site occupies a prominent position on a designated Green Route and the mature trees, hedgerows and vegetation along the Wiltshire Road frontage make an important contribution to the verdant character of the street scene and reflect the Green Route designation. The retention of these landscape features is therefore considered necessary and reasonable, and a condition securing the retention of the existing frontage trees and hedging is justified in the interests of the character of the area.

The Tree and Landscape Officer has also recommended conditions requiring the submission of a landscaping scheme and a tree protection plan. However, having regard to the nature and scale of the proposals, which comprise relatively modest householder extensions to an existing dwelling, and noting that no trees within the site are subject to Tree Preservation Orders, it is considered that these measures are disproportionate to the proposal and therefore have not been pursued. An informative has been added to ensure the applicant is aware that the construction activities should have regard for the retained trees to ensure compliance with the aforementioned 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:	25 August 2026
Earliest date for decision:	3 August 2026

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

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Wokingham*