

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253044
Site Address:	463 Reading Road, Winnersh, Wokingham, RG41 5HX
Expiry Date:	7 February 2026
Site Visit Date:	02/02/2026
Proposal: Householder application for the proposed erection of porch extension including 1no. rooflight, following demolition of the existing.	

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 CP5 – Housing Mix, Density and Affordability CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
020161	Proposed two storey side extension to dwelling.	Approved April 2002
050345	Proposed two storey rear extension to dwelling and single storey rear extension.	Approved November 2005
081669	Proposed increase of height of single storey side extension from 2700mm to 3043mm.	Refused June 2008
091909	Application for the increase in height of part of extension wall from 2700mm to 3040mm. (Part-Retrospective).	Approved July 2009

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC CIL-No comments received

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council poses no objection.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: 463 Reading Road is located in the predominantly residential area of Winnersh, Wokingham. The site is surrounded by residential dwellings and situated along the main road that links Wokingham and Winnersh. The dwellings surrounding the application site, all vary in design and character.

Planning History: This application site has had previous applications submitted. Application 020161 (submitted in February 2002) was for the proposed two storey side extension to dwelling. This was approved in April 2002. Application 050345 (submitted in October 2005) was for the proposed two storey rear extension to dwelling and single storey rear extension. This was approved in November 2005. Application 081669 (submitted in May 2008) was for the proposed increase of height of single storey side extension from 2700mm to 3043mm. This was refused in June 2008 on the following grounds;

- The proposed development, by reason of it's excessive height, incongruous appearance and poor design, would result in an unacceptable adverse impact in terms of overbearing and loss of visual amenity to the detriment of number 461 Reading Road.*

This refusal later then followed application 091909 for the proposed application for the increase in height of part of extension wall from 2700mm to 3040mm. (Part-Retrospective). This was subsequently approved in July 2009.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Reading Road comprises of residential properties which all vary in character and design. The proposed development consists of the erection of a front porch, which will provide access through to the main dwelling.

The proposed front porch appears to be subservient and sympathetic addition to the property and does not go beyond the property boundary or above eave height, therefore is in-keeping with the existing design and character of the host dwelling. The proposed front extension to facilitate the porch extends roughly 1.75m from the host dwelling and will be utilising space from the existing hardstanding.

R23 of the Borough Design Guide, (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

As the dwelling already has a porch that is being demolished to make room for the new porch extension, (although slightly larger) this proposal will utilise materials that relate well and/or match the existing causes no harm to the character and design of the area.

Neighbouring Amenity: Regarding neighbouring amenity, the proposed front porch extension would have no adverse effect on adjacent neighbours due to no significant changes to fenestration or protruding onto neighbouring boundaries. Therefore, there is no concern for overlooking, loss of light and overbearing.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

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:	2 February 2026
Earliest date for decision:	8 January 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	05.02.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant