

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261335
Site Address:	1 Evendons Close, Wokingham, Wokingham, RG41 4AB
Expiry Date:	31 July 2026
Site Visit Date:	27 July 2026
Proposal: Householder application for the proposed erection of single storey rear extension following the demolition of existing conservatory plus changes to fenestration.	

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
000783	Proposed two storey side extension to dwelling and conversion of garage to study	Approved 14 th June 2000
001232	Proposed two storey side extension to dwelling and conversion of garage to study (amendment to 2000/ 0840).	Approved 29 th November 2000

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site comprises a two-storey detached dwelling with associated parking and landscaping within the residential area of Wokingham. The surrounding area is characterised by dwellings of a similar character, albeit with a variety of architectural style, and design.

Proposal: This application seeks permission for the proposed erection of single storey rear extension following the demolition of existing conservatory plus changes to fenestration and garage conversion.

The proposed extension will approximately be 4.5 meters in depth, 6 meters in width and 3 meters in height. As part of the proposal the existing garage has been converted into a utility/storage space.

Planning History: The site has an established planning history. Planning permission was granted under application 000783 on 14 June 2000 for the erection of a two-storey side extension and the conversion of the garage to a study. A revised scheme was subsequently approved under application 001232 on 29 November 2000 for a two-storey side extension and garage conversion to a study, as an amendment to the earlier permission.

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.

The proposed single-storey rear extension would provide an enlarged dining area serving the existing kitchen, whilst the proposed garage conversion would create additional utility and storage space.

Although the extension would increase the overall footprint of the dwelling and introduce some additional bulk, it has been carefully designed to remain subordinate to the host dwelling, being set below the eaves height and incorporating a flat roof design. Whilst the flat roof differs from the main roof form of the dwelling, it is integrated through the use of matching cladding proposed on the front elevation, creating a cohesive appearance.

Furthermore, the extension is located to the rear of the property and would not appear as a prominent addition within the street scene. Its visual impact would be further reduced by its position on a corner plot, where it would be largely screened from the public realm.

Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, whilst the proposed extension would introduce some additional bulk to the host dwelling, it would remain approximately 4 metres from the nearest boundary and retain adequate private garden space. Furthermore, the proposal would replace the existing conservatory with a single-storey extension, resulting in a reduction in the number of windows facing neighbouring properties. This would lessen opportunities for overlooking and ensure that the proposal does not result in an unacceptable impact on neighbouring residential amenity.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed block plan shows three spaces for vehicles. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Ecology: This application site is located in an area suited for bat roosts. As the proposal is for a single storey rear extension, followed by the demolition of the existing conservatory along with a garage conversion, the proposed works do not encroach the main roof, no objection from Ecology have been raised.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	23 July 2026
Earliest date for decision:	29 June 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	29.07.2026