

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261415
Site Address:	30 Tamar Way, Wokingham, RG41 3UB
Expiry Date:	11 August 2026
Site Visit Date:	30 June 2026
Proposal: Householder application for the proposed erection of a single storey side 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
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 SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY – No relevant planning history

Application No.	Description	Decision & Date
N/a	N/a	N/a

CONSULTATION RESPONSES

Internal

External

No comments received

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description:

The application site relates to a two-storey semi-detached dwelling located on a corner plot within Tamar Way, Wokingham. The dwelling benefits from a detached garage, off-street parking and a private rear garden. The surrounding area is residential in character and comprises predominantly terraced and semi-detached dwellings of a similar scale and appearance.

Proposal description:

The application seeks planning permission for the erection of a single-storey mono-pitched roof side extension measuring c.5.7m in depth by c.2.5m in width, with an eaves height c.2.3m and ridge height c.3.5m. The extension would be set back c1.0m from the principal elevation and would be positioned behind the existing boundary fencing.

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 surrounding area is characterised by detached dwellings of broadly similar scale and appearance. Whilst there is a consistent pattern of development, there is evidence of domestic extensions and alterations throughout the locality, resulting in a varied but cohesive residential character.

The proposed side extension would project c2.5m from the existing flank elevation and extend c5.7m in depth. While the application site is situated on a prominent corner plot, the extension would be set back c1.0m from the principal elevation and would remain positioned behind the existing boundary fencing, limiting its visibility from the public realm.

Given its modest scale, recessed siting and limited visibility, the proposal is considered sympathetic to the host dwelling and would preserve the character and appearance of the surrounding area. The proposal is therefore considered to comply with Policies CP1 and CP3 of the Core Strategy

Neighbouring Amenity:

Overlooking:

The proposed extension would be single storey in nature and would not introduce any first-floor accommodation or elevated openings.

The proposal includes the installation of a rear-facing window together with a side-facing window and access door. The rear-facing window would provide outlook over the application site's private rear garden, consistent with the existing arrangement.

The application site occupies a prominent corner plot. As such, the proposed side-facing window and door would provide outlook towards the public highway rather than neighbouring private amenity space. Existing boundary fencing would further restrict opportunities for overlooking.

Accordingly, the proposal is not considered to result in unacceptable overlooking or loss of privacy.

Loss of Light and Overbearing:

The proposed extension would remain single storey in scale and would not project beyond the established building line of the host dwelling.

To neighbouring No. 32, the extension would not project beyond the existing building line of the application property and would not materially alter the existing relationship between the two dwellings. Given its modest scale and single-storey form, the proposal is not considered to result in an unacceptable loss of light or overbearing impact.

To neighbouring No. 28, the proposed extension would retain a separation distance of c12.5m. Given this substantial separation, no unacceptable impacts in terms of loss of light or overbearing are anticipated.

Accordingly, the proposal is considered to comply with Policy CP3 of the Core Strategy in respect of neighbouring residential amenity.

Highway Access and Parking Provision:

The proposal would not increase the number of habitable rooms within the dwelling and would not alter the existing access or parking arrangements. The detached garage and existing driveway would remain available for off-street parking.

Accordingly, the proposal is not considered to result in unacceptable highway safety, parking or residential amenity impacts.

Amenity Space:

The proposed side extension would result in a reduction to the existing private rear garden. Notwithstanding this, a usable garden depth of c10.35m would be retained, which is considered sufficient to meet the needs of the existing and future occupiers of the dwelling. Accordingly, the proposal would not result in an unacceptable loss of private amenity space.

Conclusion:

For the reasons stated above; approval is recommended.

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	
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Conditions agreed:	Not required
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Recommendation:	Approval
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Date:	28 July 2026
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Earliest date for decision:	8 July 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	28.07.2026
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