

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251761
Site Address:	2 Church Lane, Three Mile Cross, Wokingham, RG7 1HB
Expiry Date:	14 October 2025
Site Visit Date:	30 September 2025
Proposal: Householder application for the proposed erection of a single-storey rear extension.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
071826	Proposed single storey/two storey rear extension to dwelling.	Approved: December 2007

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection
WBC CIL – No comments
WBC Ecology Newts – No objection subject to a condition

External

None

REPRESENTATIONS

Shinfield Parish Council	No comments
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks planning permission for the erection of a single storey extension to the rear No.2 Church Lane, Three Mile Cross.

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- It does not result in inappropriate increases in the scale, form or footprint of the original building.

There would be no excessive encroachment into the countryside as a result of the development. Whilst the extension would clearly protrude outside the existing built form on the site, it would however be contained within existing hardstanding. Furthermore, owing to its limited scale, the extension is considered to be of an appropriate scale within the context of the site, which is occupied by a large two storey, semi-detached dwelling. Overall, the additional bulk from the development would not harm the countryside and the proposal is therefore considered to comply with policy CP11 in this respect.

Character of the Area: The application property sits amongst a modest row of houses on the southeastern side of Church Lane, where extended rear elevations are a commonality. The proposed single storey rear extension would be both modest in scale and unimposing in design, ensuring a seamless integration into the existing built form, without any notable impact on wider character. Overall, it is considered that the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The structure would clearly increase the extent of built form adjacent to the adjoining dwelling, No.1, and the property to the northeast, No.3. Whilst the extent in which the development protrudes beyond the rear elevations of the adjacent properties appears excessive at first, consideration is given to the single storey nature of the enlargement and its relatively modest depth, thereby reducing the impact upon the amenities of the neighbouring residents. Any impact on the

neighbouring sites would be further offset when considering the roof form of the proposed extension, which would slope away from the neighbouring boundaries.

Ecology: Following a review, Nature Space are satisfied that if the proposed development is carried out in accordance with the supplied Great Crested Newt Statement (Turnstone Ecology, dated 6th August 2025), impacts on great crested newts are unlikely. As such, a compliance condition has been imposed.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	7 October 2025
Earliest date for decision:	9 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	7 October 2025

PLANNING CONSTRAINTS/STATUS

- *Countryside*
- *Great Crested Newts Consultation Zone*