

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261280
Site Address:	2 Pages Croft, Wokingham, Wokingham, RG40 2HN
Expiry Date:	27 July 2026
Site Visit Date:	10 June 2026
Proposal: Householder application for the proposed erection of a front porch canopy roof and a part two storey part single storey rear extension following demolition of the existing front porch and rear conservatory, plus insertion of rooflights, solar panels and modifications to the existing roof, changes to fenestration and external materials on the main dwelling and detached garage, and associated landscaping.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
020803	Proposed addition of pitched roof on existing garage and side extension.	Approved 13/06/02
020697	Proposed first floor rear extension to dwelling and single storey rear extension to form conservatory.	Approved 15/07/02
030939	Proposed erection of single storey rear extension to dwelling to form conservatory.	Approved 10/12/03

CONSULTATION RESPONSES

Internal
WBC Ecology: No objection

WBC Trees & Landscape: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

Site Description: Whinney Knowe is a detached 4no. bedroom property on a 0.4 acre plot within the private road known as Page's Croft. The house is set back just over 14 metres from the road, with a nearly 6m deep driveway located at the front of the property. To the rear, the property benefits from a substantial north-west facing garden extending close to 50m from the rear of the house. A detached one and a half storey garage outbuilding is located to the front of the site adjacent to the driveway.

The existing dwelling is finished with brickwork at ground floor level and hanging tiles at first floor level, complemented by white uPVC windows and a plain clay tiled roof.

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: Pages Croft comprises of substantial detached dwellings of varying designs, located on very good sized plots. The existing dwelling has a building width of approximately 18.20m, with a 1.5 storey pitched roof garage which projects forwards of the building line. The site visit confirmed that a number of properties in the road have benefitted from extensions to the front, side and rear of the properties; generally subservient additions that do not detract from the character of the street scene. Clear examples of these can be perceived in properties nos. 3, 5 and no. 8.

The Borough Design Guide states "*porches should generally project less than 2m forward of the building line*". The front porch canopy would not project forwards of the building line and be 1m in depth, thus complying with the BDG. It's considered to be a minor and subservient addition which would not harm the street scene.

The part single part two-storey rear extension is largely confined to the rear elevation and would not be readily visible within the public realm. The bulk of additional massing is therefore contained to the rear, with the front elevation largely retaining its established form and proportions. Nonetheless, the scale and form of the extension is considered acceptable and of suitable design, and so it would not result in visual harm to the street scene.

The roof alterations introduce a more complex arrangement of hips and valleys, together with the insertion of rooflights and solar panels. Whilst this results in a more articulated roofscape compared to the existing relatively simple form, these changes are predominantly located to the rear and upper levels, limiting their wider visual impact. The front-facing roof slopes remain largely intact, thereby preserving the dwelling's contribution to the prevailing roofscape within the street.

The introduction of solar panels and rooflights would be located to the rear or less prominent roof planes and such that they would not appear incongruous within the wider area.

Overall, whilst the proposal represents a notable intensification in built form and some increased complexity in roof design, the primary changes are either well-contained to the rear or appropriately subservient additions and features. As such, the development would not result in harm to the character or appearance of the host dwelling or the wider area and is therefore considered acceptable.

Neighbouring Amenity:

Overlooking: The windows and rooflight to the front overlook onto trees and vegetation, thus no overlooking concerns.

The first-floor en-suite window in the side elevation will be conditioned obscured glazed to prevent overlooking onto 1 Pages Croft rear garden.

The ground floor openings to the sides and rear will be screened by the existing boundary treatments, thus no overlooking concerns.

The enlarged window for the garage at 1.5 storey would have the same outlook to the existing window and the hedging along the side boundary of no.1 would act as natural screening, thus no overlooking concerns.

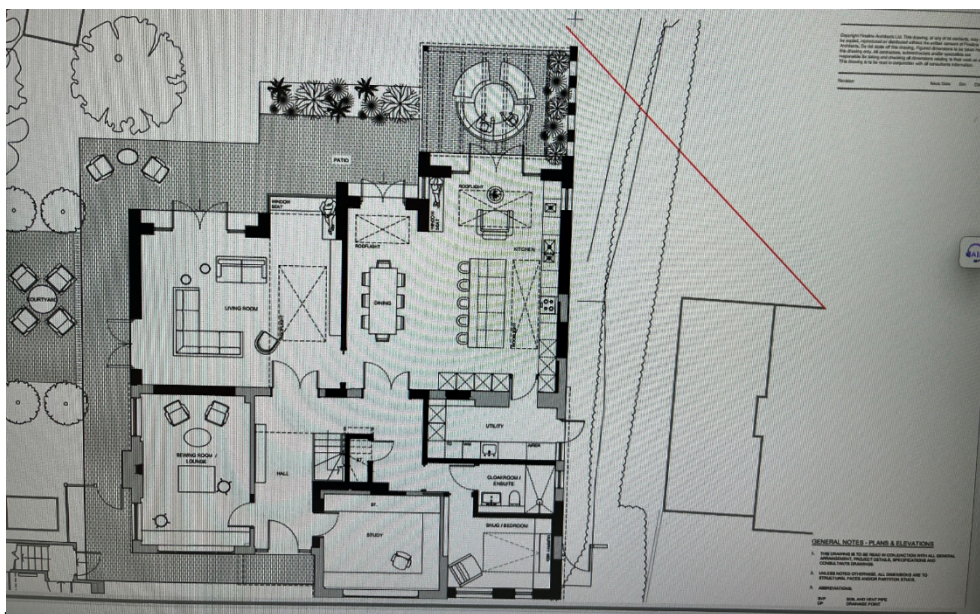
The number of first floor windows to the rear will remain the same but sited differently. However, the outlook will remain similar to the existing, resulting in no change to the relationship between the adjoining properties. Thus, no overlooking concerns.

The minimum back to flank separation distance is 12m. The separation distance from the back of 2 Pages Croft to the flank of 88 Easthampstead Road is over 40m, thus complying with the BDG.

Loss of Light/Overbearing: Given the approx. 5.50m separation distance from 1 Pages Croft and over 3m separation distance from 1 Pages Croft, such would be

sufficient breathing spaces between the dwellings and such would not be considered to be overbearing or result in harmful loss of light.

For no.3, given the closest built form is a single storey garage. When a 45-degree line is taken from the centre point of the closest rear habitable window, it would not be breached thus not resulting in harmful loss of light. In addition, the BRE guidance advises that for a demonstrable loss of light, an extension needs to breach a 45 degree line when measured in both elevational and plan form.



Amenity Space: The remaining garden space would be over 11m in depth, thus complying with the BDG.

Highways: The number of bedrooms is not changing, with the site having 3 parking spaces. Thus, no parking concerns.

Ecology: The ecological survey report (bats) ref: SPH/ESR-26/01.05 concludes *“the combined evidence from the preliminary survey and activity survey provides a high level of confidence in support of the opinions set out in this report. No bats or evidence of bats were observed during the Preliminary Ecological Appraisal and no bats were seen entering or emerging from the property during the activity survey. This indicates that the property has not been used as a roost by bats and that an EPSL from Natural England (NE) is not required”*. Therefore, no ecological concerns.

Trees & Landscape: The Site is located in the parish of Wokingham on a road off of Easthampstead Road, which is a designated Green Route. (CC03). It is also directly opposite – on the periphery of -- the Murdoch Road Conservation Area (TB24). The Site’s proximity to a designated road and conservation area is important because the Site itself is highly vegetated; its leafy gardens – mature silver birches in the front garden; side gardens bounded by mature hedges, large trees to the site’s rear – contribute the wider green setting of the road and conservation area.

The design drawings and Arboricultural Statement and Tree Protection Plan indicate some minor vegetation removal to the side and rear of the dwelling. (Ref: LandArb Solutions, LAS 1031_A, 3 July 2026). The removal planned for T4, a minor shrub and

a small portion of a side hedge will not adversely affect the character or visual amenity of the area. T4 does not meet the criteria for inclusion in a Tree Preservation Order at this time. The Officer therefore raises no objections to the proposed tree works.

The Officer has reviewed the revised Arboricultural Report with amended Tree Retention and Protection Plan in Appendix 4 and accepts these updates. (Ref: LandArb Solutions, LAS 1031 – 02, 27 May 2026 / 3 July 2026) The Officer has amended the Condition CL7 (see decision notice).

The officer has requested for conditions relating to landscaping. Such condition would impose controls beyond those reasonably required to mitigate the impacts of the development. The application relates to a householder extension with limited vegetation removal and no protected trees. The approved plans and Arboricultural Statement provide sufficient detail regarding the landscaping and tree works associated with the proposal, while condition CL6 & CL7 adequately secures the protection of retained shrubs and trees. Additional controls requiring a comprehensive landscaping scheme is not considered necessary to make the development acceptable in planning terms.

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.

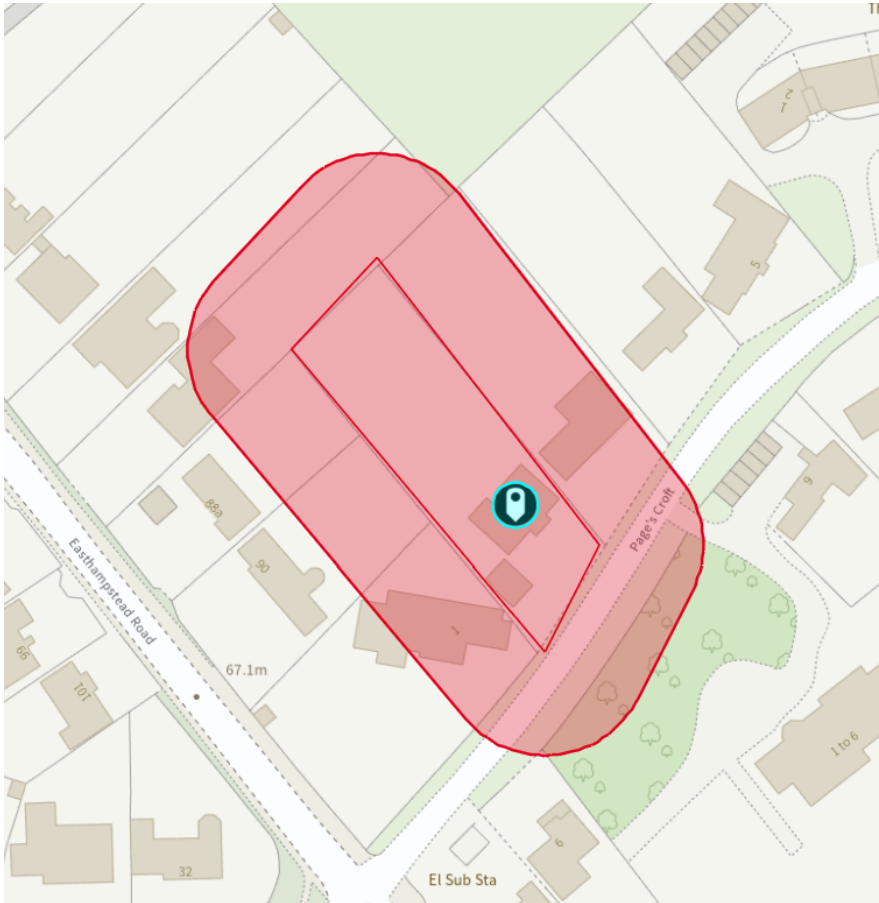
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	Yes
Recommendation:	Approve
Date:	27 July 2027
Earliest date for decision:	22 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.07.2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the

			existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	ZO883	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	ZQ884	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	ZQ885	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve	ZR884	Ecology Officer, Green

	roof modification or demolition.		Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	ZR885	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000430000&notes=11401&location=482386,169164%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019	Holme Green Pastoral Sandy Lowland
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Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham CP	0 m