

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252501
Site Address:	27 Commons Road, Wokingham, RG41 1JJ
Expiry Date:	25 December 2025
Site Visit Date:	13 November 2025
Proposal: Householder application for the proposed single storey rear extension and garage conversion. Including alterations.	

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
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

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal	
WBC Highways: No objection	
External	
None consulted	

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey semi-detached dwelling.
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 proposed would involve the garage being converted from a play and storeroom to family room. The proposal would differ to the current street scene and slightly alter the characteristics of the street as the garage door is being replaced with a window, but such minor alteration would not harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

The single storey rear extension does not exceed the recommended 4m depth for extensions within the Borough Design Guide as the depth is approx. 3.20m. With it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have any adverse impact on the character of the host property or surrounding area. The proposed extension would be minor and subservient feature which would not harm the character of the area.

Neighbouring Amenity:

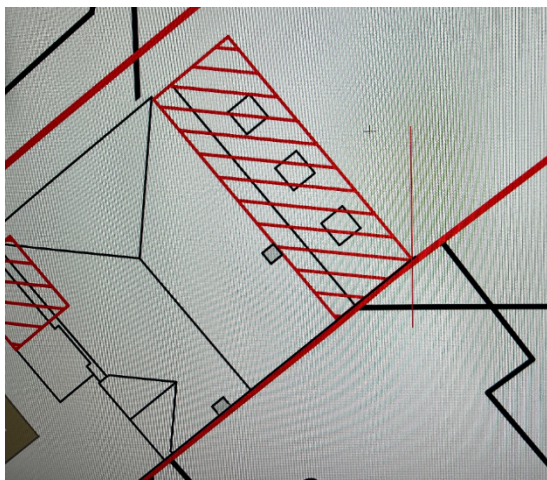
Overlooking: The scheme would add an additional window at the front of the property due to the garage being converted into habitable accommodation. The window for the family room would be more than 10m from the dwelling opposite, complying with the BDG separation distance and thus not resulting in harmful overlooking.

The openings to the rear would be screened by the existing fencing, thus no overlooking concerns.

Loss of Light/Overbearing: Given the rear extension would only slightly project ahead of no.29 rear building line, it is considered the proposal would not result in harmful loss of light or considered to be overbearing. Furthermore, the Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure. The flank wall of the rear extension would be approx. 1.25m from the side boundary of no.29, thus complying with the BDG. T

The rear extension would project forwards of no.25 rear building line by approx. 1.55m. The closets ground floor rear habitable window would serve as a reception room (ref: 022282). When a 45° line is drawn from the centre of no.25 double doors, the proposal would comply with the 45° rule, therefore no.25 would still have adequate access to natural light. It's also important to note the rear extension depth

would match that of existing lean-to canopy so the arrangement would be somewhat similar.



Whilst the proposal would be up to the boundary of no.25, it is noted the existing dwelling is already up to the boundary of the property. As such, an extension that does the same would not result in harm despite not being completely in accordance with the Borough Design Guide.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Highway Access and Parking Provision: The property contains 4 bedrooms with no extra bedrooms created and plan A.03 Rev.02 shows 2 parking spaces. Given the proposal will not increase the number of bedrooms such will not affect the existing parking. Therefore, no highway concerns.

Amenity Space: The remaining garden space would be greater than 11m, thus complying with the BDG.

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:	15 December 2025
Earliest date for decision:	28 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15 December 2025

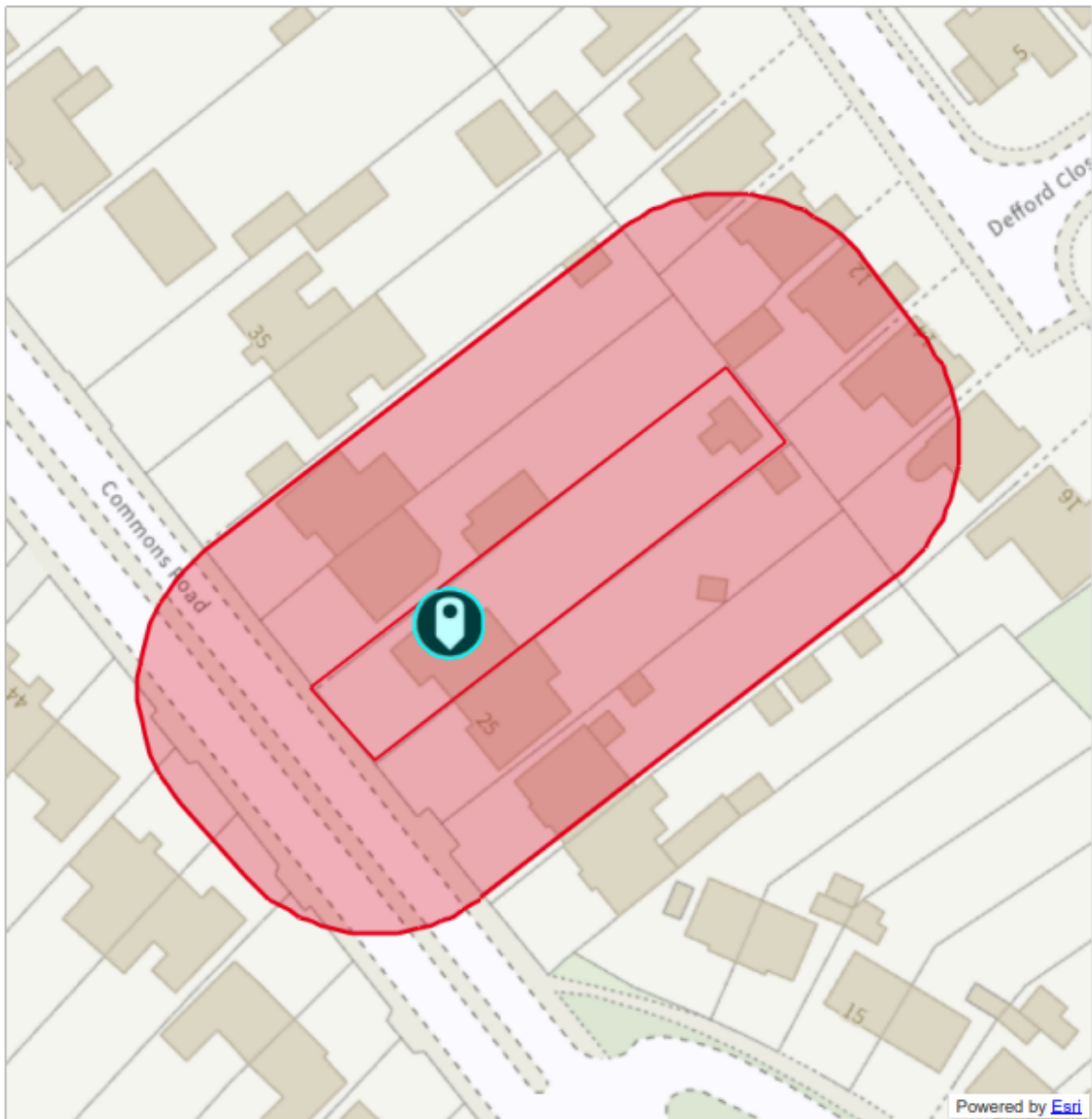
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 4,801.35 m²

Date: Thu Oct 16 2025 13:40:42 GMT+0100 (British Summer Time)



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

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
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Emmbrook Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m