

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250966
Site Address:	1 Wythe Cottages, Muddlers Lane, Twyford, Wokingham, RG10 9PR
Expiry Date:	17 June 2025
Site Visit Date:	09/05/2025
Proposal: Householder application for the proposed erection of a two storey side extension and the installation of external cladding with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Ground Water Zones
- Landscape Character Assessment Area
- Local Plan Update Submitted Sites
- Flood Zones 2

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY

Application No.	Description	Decision & Date
143293	Application for a certificate of lawfulness for the continued occupation of 1 Wythe Cottages without compliance with condition of planning permission 33/62 dated 17 May 1962 for the erection of two agricultural cottages. The condition required the occupation of the dwelling be limited to persons employed or last employed locally in agriculture or forestry, or the dependants of such persons.	Refused, 27/09/2014
151425	Application for a certificate of lawfulness for the continued occupation of 1 Wythe Cottages without compliance with condition of planning permission 33/62 dated 17 May 1962 for the erection of two agricultural cottages. The condition required the occupat ion of the dwelling be limited to persons employed or last employed locally in agriculture or forestry, or the dependants of such persons.	Approved, 14/07/2015

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections.
WBC Highways – Further information requested.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council – No comments.
Ward Member(s)	No comments received.
Neighbours	66 Surrey Avenue, SL2 1DT – No objections raised. 1 Crispin Close, RG4 7JS – Supports application.

APPRAISAL

Site Description:

The application site comprises a two-storey semi-detached dwelling situated within a semi-rural setting. The surrounding area is predominantly characterised by open fields and woodland, interspersed with a scattering of farm buildings along Bridge Farm Road.

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.

The site is located outside of development limits, where Policy CP11 of the Core Strategy applies. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

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

In this instance, the proposed extension would result in a proportionate increase in the overall scale and footprint of the dwelling. It would remain subservient in both scale and form to the main house and would not result in a visually dominant or disproportionate addition. Importantly, the proposed works would be confined within the established domestic curtilage and would not lead to visual or physical encroachment into the wider open countryside. As such, the proposal does not represent an outward expansion of development that would undermine the rural setting or conflict with the objectives of Policy CP11.

Character of the Area:

The proposal involves a two-storey side extension projecting approximately 4.5 metres from the south elevation. While the width is nearly that of the main dwelling and therefore not clearly subservient as defined in Section 4.11 of the Council's Borough Design Guide, the form reflects the adjoining property at No. 2 Wythe Cottage, creating visual consistency between the pair. The extension would be set down from the main ridge and incorporate a matching gable roof and materials, allowing it to appear as a sympathetic and well-integrated addition to the host dwelling. As such, the proposal is not considered to have a harmful impact on the character or appearance of the surrounding area.

Planning permission is also sought for the cladding of all elevations of the property and changes to the colour of fenestration to Grey uPVC. The cladding is proposed to

be grey horizontal composite cladding.

It should be noted that planning permission was recently granted at the adjoining semi-detached property at no.2 Wythe Cottages under 251159 for the identical cladding of external elevations and change the colour of fenestration. Should both schemes be implemented, there would be a consistency in materials across the pair. However, this cannot be guaranteed and so this application is being assessed on its merits and based on the scenario that the neighbour does not make the same external changes as proposed under this application.

The existing dwelling is finished in brick and is of a simplistic architectural design. The existing surrounding street scene is limited with the only direct neighbour being the adjoining semi.

Undoubtedly the proposed cladding of the elevations will result in a stark contrast to the design of the existing dwelling and the adjoining semi which will create some imbalance of the pair. However, owing to the limited street scene and the architectural detailing of the host property also being limited, the change in the appearance of the dwelling (or the pair) is not considered to have such a substantial harmful effect to the surrounding area to warrant refusal of the scheme and instead will create some renewed visual interest at the site.

Owing to the proposal being acceptable in its own right, as discussed above, it is not considered that any link between this application and that on the adjoining semi is needed by way of a S106 legal agreement (to ensure both schemes at both properties are implemented simultaneously). One of the tests for imposing a planning obligation is that it has to be necessary to make the development acceptable in planning terms. In this case, it is not necessary as the appearance is considered acceptable on its own.

Neighbouring Amenity:

Overlooking:

The proposed fenestration on the front, south side, and rear elevations would offer views comparable to those of the existing arrangement. Appropriate separation distances from neighbouring residential properties would be maintained, and as such, the proposal would not result in any unacceptable overlooking or loss of privacy beyond the current situation.

Loss of Light and Overbearing:

The proposed extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

While the Council's Highways Officer has requested a parking plan, a site visit by the Case Officer confirmed that the application site can accommodate two off-street parking spaces. This provision is sufficient for a dwelling of this size and complies with the Council's Parking Standards. Therefore, no highways concerns are raised.

Flooding and Drainage:

The application site lies within Flood Zone 2, as defined by Environment Agency mapping, and is identified as being at low risk of surface water flooding, with a 1 in 30 annual probability. The submitted Flood Risk Assessment (UNDA, Ref: 94779-Wyatt-WytheCottages) concludes that, owing to the limited scale and footprint of the proposed development, a full Surface Water Drainage Strategy is not necessary. It further asserts that any increase in surface water runoff would be negligible.

However, the Council's Drainage Officer has reviewed the assessment and does not agree with this conclusion. In the interest of ensuring that the development does not increase the risk of surface water flooding, the Officer has advised that additional details regarding surface water drainage are required.

A suitable pre-commencement condition requiring a Surface Water Drainage Strategy would be attached to any approval.

Landscape and Trees:

A row of mature trees lines the southern side boundary of the application site and makes a positive contribution to the character of the area. The submitted Arboricultural Report (Duckworths, ref: AIA/AMS 06617/2025) confirms that the proposed extension would be located outside the root protection areas of these trees. Accordingly, no objections are raised on arboricultural grounds, subject to the development being carried out in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan. A suitable condition will be attached to any approval to secure this.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that border the southern side boundary of the application site.

The supporting Preliminary Bat Roost Assessment (GS Ecology, March 2025, ref: ECO3703) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be very low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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:	Approval
Date:	30 May 2025
Earliest date for decision:	14 May 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	31 July 2025