

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260627
Site Address:	51 Chaseside Avenue, Twyford, Reading, RG10 9BT
Expiry Date:	7 August 2026
Site Visit Date:	21 July 2026
Proposal: Householder application for proposed two storey front 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection subject to condition(s)
WBC Digital Solutions Scanning- No comments received
WBC Ecology- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Twyford, Wokingham. The site is surrounded by dwellings of similar design and character albeit with varying forms.

Proposal: This application seeks permission for the proposed two storey front extension. The proposed extension will approximately be 3 meters in depth, 3 meters in width and 6 meters in maximum height. The proposed development at ground floor level will accommodate a cloak room and W/C whilst the first floor element will accommodate an extension to the existing bedroom.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The proposed extension would increase the dwelling's overall footprint and introduce additional two-storey built form to the front elevation. The Borough Design Guide generally discourages two-storey front extensions and advises that extensions should not project significantly forward of the original building line. However, this guidance must be applied having regard to the particular circumstances of the site, including the siting of the host dwelling, its relationship with neighbouring properties and the character of the surrounding street scene.

In this case, the host dwelling is set back approximately 12 metres from the highway and, even with the proposed extension, would remain around 8 metres from the front boundary. The extension would therefore retain a generous setback and would not appear unduly prominent within the street scene. Although the front projection would extend forward of the attached neighbouring dwelling, properties to the west are positioned further forward, and the proposal would not extend substantially beyond the established pattern of development in the immediate locality.

The proposed extension would incorporate a pitched roof and gable feature to reflect the design of the host dwelling. It is acknowledged that, due to its relatively narrow width and two-storey height, the extension would appear somewhat slender when read against the dwelling as a whole and alongside the existing projecting gable. However, the matching roof form and detailing would help integrate the addition with the host property. Similar narrow front extensions are also present within the immediate locality and the proposal would be seen within this context.

The semi-detached pair is already asymmetrical in appearance. As such, the proposed front projection would not materially disrupt any existing symmetry between the dwellings or result in a harmful imbalance within the pair.

Overall, while the extension would not fully accord with the Borough Design Guide and some design concerns arise when the proposal is viewed in isolation, those concerns are outweighed by the site-specific circumstances. In particular, the dwelling would retain a substantial setback from the highway, the surrounding street scene contains a varied pattern of front projections, and comparable front extensions are present nearby. On this basis, the proposal would not result in unacceptable harm to the character or appearance of the host dwelling or the wider area.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the proposed front extension is two-storey in nature and projects forwards from the established building line it is approximately 16 meters to the boundary line of No. 1 Carlile Gardens and does not overlook into any habitable windows. Moreover, the proposed development is retained within the site boundary and follow the established building line, therefore retaining the 1-meter spatial distance with both neighbouring dwellings. Additionally obscure glazed windows are proposed on the east and west elevations at ground floor level to mitigate any overlooking concerns.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed block plan and application form states there is no change in level of driveway parking available, and adequate levels of off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: The application site is situated within Flood Zone 1 and whilst the Council's Flooding and Drainage Officer raises no objection to the principle of the proposed development, it is acknowledged that the development would result in an increase in impermeable surface area, and a condition has been recommended requiring the submission of drainage details prior to commencement. It is considered that such a condition is not necessary in this instance. Having regard to the limited scale of the proposal and the site's location within an area of low flood risk, the development is not considered likely to give rise to significant drainage or flooding concerns.

Ecology: This application site is located in an area suited for bat roosts. The Preliminary Bat Roost Assessment undertaken by John Wenman Ecology on 7th April 2026, concluded that a number of minor features that could provide access opportunities for bats, including gaps associated with hanging tiles on the front elevation. No evidence of bat roosting activity was recorded during the inspection, and the roof void was found to be sub-optimal for bats. Whilst some gaps associated with the hanging tiles may provide limited opportunities for crevice-roosting species, therefore the property was assessed as having low potential suitability for bats overall.

To ensure that appropriate action is given to protected species, an informative will be applied reminding the applicant of their responsibilities in respect of bats and the relevant wildlife legislation.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	5 August 2026
Earliest date for decision:	7 August 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.08.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant