

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250485
Site Address:	56 High Street, Twyford, Wokingham, RG10 9AQ
Expiry Date:	28 May 2025
Site Visit Date:	09 April 2025
Proposal: Householder application for proposed erection of a single storey rear extension with changes to fenestration, following the demolition of existing rear single story flat roof extension.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Twyford)
Conservation Area
Bat Roost Habitat Suitability
Historic Flooding Points Consultation Zone
Listed Building Buffer Zone

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 TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
131663	Proposed loft conversion with two pitched dormers to rear roof and two conservation grade rooflights to front to form additional habitable accommodation.	Approve 03/09/2013
122158	Proposed conversion of existing loft space to additional habitable accommodation, to include a rear dormer extension and two conservation roof lights.	Refused 27/02/2013

CONSULTATION RESPONSES

Internal

WBC Highways – No comment
 WBC Built Heritage Officer – No objection subject to condition
 WBC Ecology – No objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council had no comments on this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site relates to a terraced, two-storey dwelling in Twyford. The site is located within a Twyford's Conservation Area and is attached to a Grade II Listed Building, falling within its buffer zone. The site is one of three terraced dwellinghouses facing the old Twyford High Street, no. 56 is simple but pleasant red brick building with tile creasing detail dating from 1937.

Proposal: This application seeks permission for the erection of a single storey rear extension with an asymmetrical pitched roof, following the demolition of the existing rear extension. The proposed development will measure approx. 4.2 metres in length, 4.5 metres in width and 3.95 metres in maximum height.

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 site is located within a Major Development Location. The site lies within the Twyford Conservation Area and buffer zone of a Grade II Listed Building.

The proposed single storey rear extension will create a lounge area. The development will measure approx. 4.2 metres in length, 4.5 metres in width and 3.95 metres in maximum height.

The brickwork proposed for the exterior of the extension is red and brown facing brickwork to match the existing. However, the materials used for the roof will differ from the existing, using tiles for a slate effect. The roof of the extension will have a pitched formation. Proposed fenestrations include bi-fold double glazed for access to the rear and a large clerestory window and one Velux window. All fenestrations are on the rear elevation with no fenestration on either side elevation. The proposed fenestration will not match the existing, using black aluminium frames rather than the white UPVC.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- *Rear extensions should not project more than 4 meters from the main rear wall here they are close to a boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The rear extension projects out by approx. 4.2 metres. Despite this being contrary to guidance, the extension would still appear as a subservient addition to the dwelling by virtue of its limited eaves height of 2.4 metres and appropriate design.

The materials should match the existing dwelling, however in this case, the use of different exterior fenestration to the existing dwelling would not adversely detract from the appearance of the dwelling and as the proposal is rear development it will not be impactful to the street scene.

Within the vicinity, there are various examples of rear development including no. X. This demonstrates that rear development is common on the street and is not out of character of the area. Furthermore, as the development is a replacement of the existing rear extension, there will be little change to the rear elevation of the property. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Heritage:

The site is located within a Conservation Area and is also a terraced property, attached to a Grade II Listed Building, Mill House, causing it to lie within the Listed Building Buffer Zone. By virtue of its age and appearance, the terrace positively contributes to the character and appearance of the Conservation Area.

The Councils Built Heritage Officer was consulted on this application and concluded that the proposed extension whilst utilizing a greater amount of the width of the plot, would not extend as far into the garden area as compared to the extant. This, being of more a regular form makes better use of the space and the asymmetrical appearance adds interest as well as practicality. Whilst it is regrettable to loss a small element of historic fabric which contributes to the interest of the terrace and wider area, it has been so heavily altered and in such poor order that no concerns are raised to the proposals from a Built Heritage perspective.

The Officer has recommended a condition for details of materials used for the facing brickwork, jointing mortar, roofing materials and proposed rainwater goods to be submitted prior to relevant works starting. This condition has been agreed with the agent/ applicant, more information can be found on the decision notice.

Neighbouring Amenity:

Overlooking:

As the proposal is single storey with no proposed side windows, there are no concerns of the proposal causing overlooking to either neighbour.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no X. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

As the proposal is only single storey and is modest in shape and size, there are no concerns of overbearing.

Highway Access and Parking Provision:

The Councils Highways Officer was consulted on this application, however the proposal does not cause an increase in the number of habitable rooms, therefore there is no need for an increase in parking spaces. As a result, the Highways Officer has no comments for this application.

Ecology:

The site is located within a Bat Roost Suitability Habitat. The Councils Ecology Officer was consulted on this application and concluded that they were satisfied that the survey effort and methodology are adequate for the ecologist to conclude that the existing single storey extensions does not currently support any potential roost features and characterised the property has a negligible potential to support roosting bats. As a result, the officer raised no objection to the proposal.

Conclusion: Subject to conditions, this application is acceptable and therefore 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:	12 May 2025
Earliest date for decision:	3 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12/05/25