

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250800
Site Address:	199 London Road, Wokingham, RG40 1SP
Expiry Date:	27 May 2025
Site Visit Date:	09 April 2025
Proposal: Householder application for the proposed erection of a single storey rear extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Wokingham)
Historic Flooding Points Consultation 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC09 – Development and Flood Risk
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 conditons

External

None Consulted

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description:

The site relates to a detached, two-storey dwelling in Wokingham. The site is located on a cul-de-sac which serves residential properties fronting the A329, London Road. The immediate surrounding area is characterised by a variety of other detached, two-storey dwellings with similar architectural styles. The use of a different exterior materials differentiates the dwellings from their neighbour, creating a slightly varied street scene. All surrounding dwellings benefit from traditional features including front driveways and lawns, separated from the highway by low brick walls, garages and large rear gardens. The site is separated from the main highway by an area of dense hedgerow and large, mature trees, giving privacy to the dwellings which front the road.

Proposal:

This application seeks permission for the erection of a single storey rear extension which will measure approx. 3.95 metres in length, 12.8 metres in width and 3.75 metres in 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 residential area. The proposed single storey rear extension will create a new kitchen, lounge and office space. The development will measure approx. 3.95 metres in length, 12.8 metres in width and 3.75 metres in height.

The brickwork proposed for the exterior of the extension will differ from the existing dwelling. Composite cement board cladding coloured anthracite grey will be used for the exterior. The materials used for the roof will also differ from the existing, using composite grey slate tiles. The roof of the extension will have a shallow pitched formation. Proposed fenestrations include a double set of glass doors for access to the rear and 3 large windows, 2 to serve the kitchen and 1 to serve the office. All fenestrations are on the rear elevation with no fenestration on either side elevation. The existing garage door will also be relocated slightly to the west to retained access to the garage from the rear garden. All proposed windows and doors will be white UPVC to match the existing fenestration.

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. 3.9 metres and has an eaves height of 2.4 metres making the proposal modest and in compliance with the BDG in terms of shape, size and design. Generally, materials should match or be similar to the existing dwelling, however in this case, the use of different exterior materials 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. 203 and 207 London Road. This demonstrates that rear development is common on the street and is not out of character of the area. Furthermore, as the development is at the rear of the property, it will not be visible from the street. 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.

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 nos. 197 and 201 London Road. 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.

Flooding and Drainage:

The WBC Drainage Officer has no objection to the proposal subject to a condition requesting details of the drainage system for the site to be published and approved by the local planning authority.

From looking at the 'Flood Map for Planning' on the Government website, the site is located within Flood Zone 1 but as the development is under 1 hectare a flood risk assessment or details on the drainage system is not required for this application. Additionally, the proposed side extension will be on an area of existing hardstanding and therefore, there will be no loss of permeable ground to accommodate the

proposal. It is therefore considered unreasonable and excessively onerous to attach a condition requiring the submission of details of the drainage system for the site. Accordingly, the condition is not recommended.

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:	28 April 2025
Earliest date for decision:	24 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28/04/25