

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251028
Site Address:	52 Meadow Road, Wokingham, RG41 2TD
Expiry Date:	4 July 2025
Site Visit Date:	13 June 2025
Proposal: Householder application for the proposed erection of a single storey front extension, single storey side extension, relocation of fence and garden gate, plus changes to fenestration and the insertion of a roof light.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposal

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 CP9 – Scale and Location of Development Proposals – Major Development Location Wokingham
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached chalet bungalow in the residential area of Wokingham. The dwelling is on a corner plot in Meadow Road and at the junction with Curl Way. It has an open plan front garden, a driveway for off street parking and an enclosed private garden with a SW aspect facing Curl Way. There is a dormer window on the NE facing elevation, and an external chimney stack and dormer window on the SE side facing elevation. Access to the rear is either via a single wooden gate approximately 1.8m in height on the south side of the property or double wooden gates approximately 1.8m height abutting the shared boundary with no. 50 Meadow 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.

Proposal: The erection of a single storey front extension, single storey side extension, relocation of fence and garden gate, plus changes to fenestration and the insertion of a roof light.

The single storey front extension would facilitate the enlargement of the entrance hall. It would measure approximately 4m in width, 2m in depth, 2.4m to the top of the eaves and be approximately 3.4m to the top of the pitch roof. The pitch roof would have 2 no. roof lights, and the front elevation would comprise glazed panels, a door, and the remaining external surfaces would be brick. The SW side facing elevation would have a small window.

The single storey side extension would facilitate a bedroom/home office with a window at the front; an ensuite with roof light, and a dining room with bifold doors at the rear with 1 no. roof light and 1 no. roof lantern. It would be set back from the principal elevation by 0.3m and measure approximately 11m in depth, 3.8 m in width, 2.3m to the top of the eaves and be approximately 3.2m to the top of the part sloping/part flat roof. It would extend up to the side boundary with no. 50 Meadow Road.

The fence and garden gate would measure approximately 3m in width and be 1.8m in height. It would continue the existing fence forward to be in line with the existing front

elevation. There would be an additional rooflight added to the existing roof above the hall and stairs.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

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

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- Front extensions are only generally acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line.
- Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line. Porches (i.e. not fully enclosed extensions) should generally project less than 2m forward of the building line.
- Buildings on corners should be designed to respond to their position and may be designed as a high-quality landmark to fit with the character of the area.

The street scene is a residential road in Wokingham comprising detached properties of a similar age and varying designs. All properties have open plan front gardens and driveways for off road parking. Opposite the application site, there are examples of side extensions that, when viewed from the street, have closed the gap between the two properties. For example, immediately opposite, no's 23 and 25 Meadow Road have two storey side extensions that have closed the gap between them and created a terracing effect. Furthermore, no's 21 and 23 have single storey extensions that have closed their separation distance and the gap between them.

In this case, the proposed side extension would be single storey and set back 0.3m from the principal elevation. It would extend up to the side boundary with no. 50 Meadow Road and reduce the gap between the properties to approximately 0.5m. However, the existing fence and double wooden gates (Figure 1) already abut the shared boundary. Furthermore, when comparing the height of the proposed front wall with the existing fence and gates, it would be approximately 0.5m higher when measured to the top of the eaves and 1.5m higher to the top of the roof. Therefore, it would not have a significant impact on the street scene or the character of the area.



Figure 1 Existing front facing fence and gates adjacent to the boundary with no 50 Meadow Road

The proposed front extension would be 2m forward of the existing principal elevation and 4m in width. Figure 2 shows that it would be slightly forward of the single storey front extension at no. 48 Meadow Road. However, it would retain a reasonable 'set back' from highway and given that it is single storey, it would not be overly prominent or dominating within the street scene.

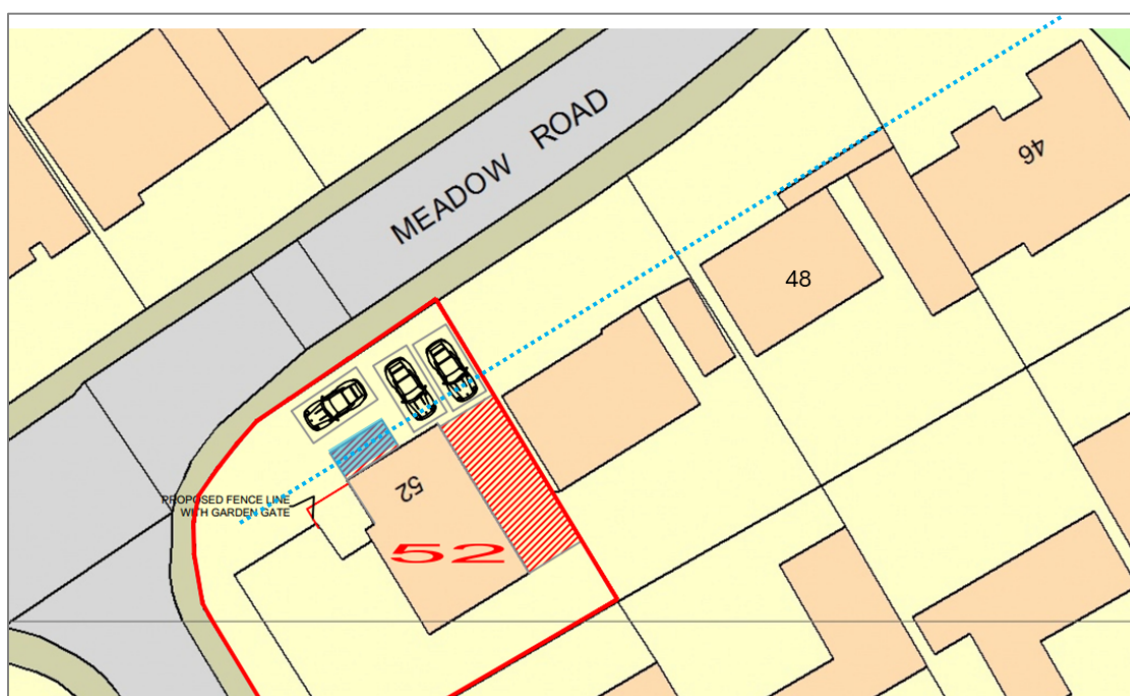


Figure 2 Proposed front extension shown in blue and building line with 48 Meadow Road shown as blue dashed line

The close board fence and gate would be 1.8m in height and the side boundary fence would be extended forward by 1.2m to be in line with the existing principal elevation to enclose the footpath at the side of the house. Shrubs and vegetation would provide partial screening and soften the appearance of the fence when viewed from Meadow Road or Curl Way. Therefore, it would not impact significantly on the character of the area.

Overall, the proposal would comply with CP1 and CP3 in relation to character of the area.

Neighbouring Amenity: core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking: The side extension would not face onto ground floor habitable rooms at no. 50, Meadow Road. The front extension would not face habitable rooms. Therefore, the proposal would not increase overlooking.

Loss of Light: The test advocated within the British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*, has been used to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. Figure 3 shows that the vertical 45-degree angle test from the corner of the proposed extension to the ground floor of the neighbouring property at no 50 Meadow Road is complied with.

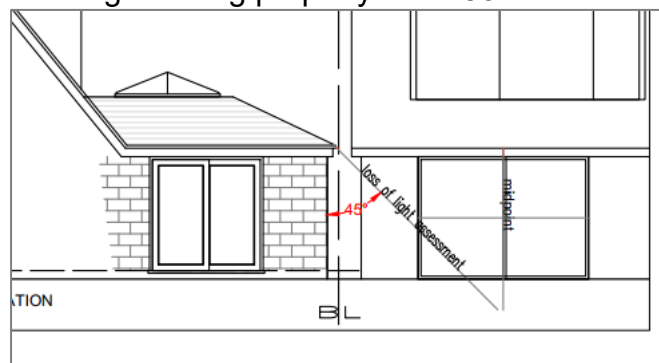


Figure 23 Vertical 45-degree angle test with nearest habitable room at no. 50

The front extension would not reduce light to neighbouring habitable rooms. Therefore, the proposal would not have a significant impact on access to daylight for neighbouring properties.

Overbearing: The side extension is single storey and does not extend beyond the existing rear wall. The front extension is also single storey; it does not protrude more than 2m forward of the principal elevation and is 4m in width. Therefore, the proposal would not have a significant overbearing impact on neighbouring amenity.

Overall, the proposal would comply with CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer has no objection subject to Conditions and has commented *“While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. Three*

driveway parking are proposed within the red line. According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m. As three driveway parking are proposed, the proposed level of parking meets the council's requirements.

However, the recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. To serve the proposed parking layout, this will likely need to be provided in a centralised position. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

As the direct access to the rear garden is being removed from this proposal, alternative cycle storage provision shall be identified when discharging the condition. The proposed fencing will not obstruct the visibility splays, which is acceptable.

1. CF4 - PARKING (AS APPROVED)
2. CF9 - CYCLE PARKING (TO BE APPROVED)
3. CG5 (AMENDED) - SURFACING OF ACCESS

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for circa. 6.5 metres measured from the carriageway

4. I22 - ACCESS CONSTRUCTION"

Officer comment: Existing direct access to the rear garden will be retained via a side gate at the front of the property. There is adequate space for cycle storage at the rear and so, if the Council were to approve the application, it would not be considered necessary to add a condition requiring cycle parking to be identified.

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:	Yes
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Recommendation:	Approve
Date:	25 June 2025
Earliest date for decision:	22 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	25/06/25