

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260229
Site Address:	4 Lansdowne Terrace, The Grove, Twyford, Wokingham, RG10 9DY
Expiry Date:	10 April 2026
Site Visit Date:	5 March 2026
Proposal: Householder application for the proposed erection of a first floor rear extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
160491	Householder application for the proposed erection of a single storey rear extension.	Approve Application decided 18 April 2016

CONSULTATION RESPONSES

Internal
WBC Digital Solutions Scanning- No comments WBC Built Heritage Officer- No Objection
External
None Consulted

REPRESENTATIONS	
Parish/Town Council	Twyford Parish Council's Planning & Amenities Committee raises no objection, provided the development does not reduce neighbouring light or privacy.
Ward Member(s)	No comments received
Neighbours	5 Lansdowne Terrace: -The main concern is the loss of natural light to the dining room, which currently relies on a kitchen skylight. -The proposed extension's height is expected to significantly reduce this limited light source. - It is also felt that the design is too modern and not in keeping with the character and charm of the Victorian terrace. 3 Lansdowne Terrace : - Concern raised regarding the impact of the proposed second-floor extension on neighbouring amenity and the conservation area. -Significant loss of daylight to ground floor rooms (dining room, hallway, kitchen), which already have limited natural light. - The height, depth, and steep roof design would cause overshadowing and reduce light levels. -The extension would appear overly dominant and create an overbearing sense of enclosure. -Loss of outlook from neighbouring bedroom window due to increased mass and height. - The roof design is considered disproportionate and visually intrusive. - The steep, angular form is out of keeping with the consistent Victorian rooflines of the terrace. -Suggestion that a lower-profile or flat roof would be more appropriate and less harmful. -The proposal is considered to harm the character and appearance of the conservation area. -Overall request for refusal or significant design revisions to reduce scale and visual impact.

APPRAISAL
Site Description: The application relates to a residential property at Lansdowne Terrace located within a major development location. The site lies within a designated Conservation Area, characterised by a mix of terraced and semi-detached properties set within relatively spacious plots. Proposal Description:

This application seeks planning permission for the erection of a first-floor rear extension to the existing dwelling, facilitating the creation of an additional shower room.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The surrounding dwellings along Lansdowne Terrace and The Grove are predominantly terraced and semi-detached residential properties, set within well-proportioned plots, with a generally consistent building line that reflects the established character of the Conservation Area.

It is also noted that first floor extensions are an established and accepted form of development within the immediate surrounding area with the neighbouring property having a similar extension.

The proposed first-floor extension will create an additional shower room. Whilst the extension would be a stark departure from the architectural form of the host dwelling, it would be legibly set down from the host dwelling's ridge line and is generally modest in scale. Due to its design and limited scale, the extension will have a minimal impact on the character and appearance of the surrounding area as it would be situated to the rear of the property, limiting almost all public viewpoints. The Council's Built Heritage Officer has raised no objections from a heritage perspective.

The proposed development is therefore considered to preserve the character of the area. As such, the proposal accords with Policies CP1 and CP3 of the Core Strategy, TB24 of the MDD Local Plan and the guidance contained within the Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The proposed two windows, along with the repositioning of an existing window, would not result in a significant impact in terms of overlooking. The window proposed on the side elevation would be obscurely glazed, thereby preventing direct views, while the window on the rear elevation would overlook the host dwelling's own amenity space. Therefore, no adverse impacts on neighbouring privacy are anticipated.

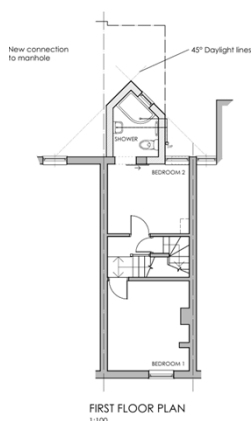
Overall, the proposal would not result in overlooking or loss of privacy, given the design, scale and the separation distances to adjacent properties.

Loss of Light and Overbearing:

The 45-degree test has been undertaken and is demonstrated on the submitted plans, confirming that the proposed development would not result in an unacceptable loss of light to no.5 Lansdowne Terrace's first floor rear bedroom window. There is a rooflight located on no.5's single storey rear extension but this would not be adversely affected in terms of loss of light when applying the 45-degree rule, particularly as the rear extension (primarily consisting of a kitchen) is also served by another window and rear access door for light purposes.

From an overbearing perspective, the rear extension retains an adequate distance from no.5's rear window to avoid any adverse impacts on these grounds. The form of the extension would be minorly visible from no.5's ground floor rear rooflight but would not be substantial enough to result in adverse overbearing impacts.

Turning to the impacts onto no.3 Lansdowne Terrace, due to the orientations of the sites (no.3 is to the south of no.4), there are no anticipated loss of light impacts. Furthermore, the rear extension proposed maintains a separation distance of approximately 0.93 metres from the boundary with no.3, which is more than adequate to avoid any adverse unacceptable overbearing impacts.



Amenity Space:

Due to the limited scale of the proposed extension, and as the development is located at first-floor level, all existing amenity space will be retained. The garden area is consistent with the Borough Design Guide (BDG), which states that “the Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable.”

Highways Access and Parking Provision:

The extension proposed would not involve an increase in habitable rooms, therefore meaning there is no anticipated impact on highway safety or the site’s parking provision.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. As the proposals result in very limited increases in ground floor development, there are no concerns on these grounds.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is not located within an area identified as having bat roost potential.

Despite the site being within a Great Crested Newt (GCN) area, the scale of the development is such that an ecology assessment is not required and there are no anticipated impacts on this protected species.

Heritage:

The Built Heritage Officer raises no objection to the proposal but notes a minor design concern. The property forms part of a late 19th-century terrace within the Twyford Conservation Area, and while the proposed small first-floor rear extension would not affect the street-facing character or appearance of the area, its design includes an unusual, angled form. The main issue identified is the detailing of the repositioned bedroom window, where the extension wall abuts directly against one side of the frame, resulting in an unbalanced and incongruous appearance.

Policy TB24 of the MDD Local Plan outlines that the Council will conserve and seek to enhance the designated heritage assets in the Borough and their settings by supporting development proposals that will conserve the local character, setting, management and historic significance of designated heritage assets. Paragraph 195 of the NPPF states that LPAs should avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Due to the limited scale of the development, and as the side extension is well screened from the public realm, it would not adversely affect the character or appearance of the

Conservation Area. It is therefore considered that the proposal will preserve the setting of the host dwelling, surrounding properties, and the wider Conservation Area.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approval
Date:	9 March 2026
Earliest date for decision:	20 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.04.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 Major Development Locations Twyford

Great Crested Newt Impact Risk Zones | Total count: 1

1 Great Crested Newt Impact Risk Zone Amber For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Landscape Character Assessment 2019 | Total count: 1

1 Landscape Character Assessment 2019 Wargrave-Twyford Arable Chalk Lowlands

Conservation Areas | Total count: 1

1 Conservation Area Twyford