

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253046
Site Address:	21 Harrow Way, Sindlesham, Wokingham, RG41 5GJ
Expiry Date:	9 February 2026
Site Visit Date:	8 January 2026
Proposal: Householder application for the proposed erection of ground floor rear 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling.

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 single storey flat roof rear extension with 2 roof lanterns would be approx. 3.50m in depth, thus complying with the Borough Design Guide 4m depth for rear extensions. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The window and bi-folding door outlook would be screened by the existing boundary treatments, thus no overlooking concerns.

Loss of Light/Overbearing: The Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure.

The garage of no.21 would mostly block the rear extension and the flank wall of the extension, being approx. 6.40m from side boundary of no.19, thus, not considered to be overbearing or result in harmful loss of light.

The garage of no.23 would somewhat screen the rear extension. However, the separation distance from the flank wall of the rear extension and side boundary of no.23 would be approx. 1.70m, thus complying with the BDG. No.23 rear fenestration is set off from the boundary, thus no loss of light or overbearing concerns.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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.

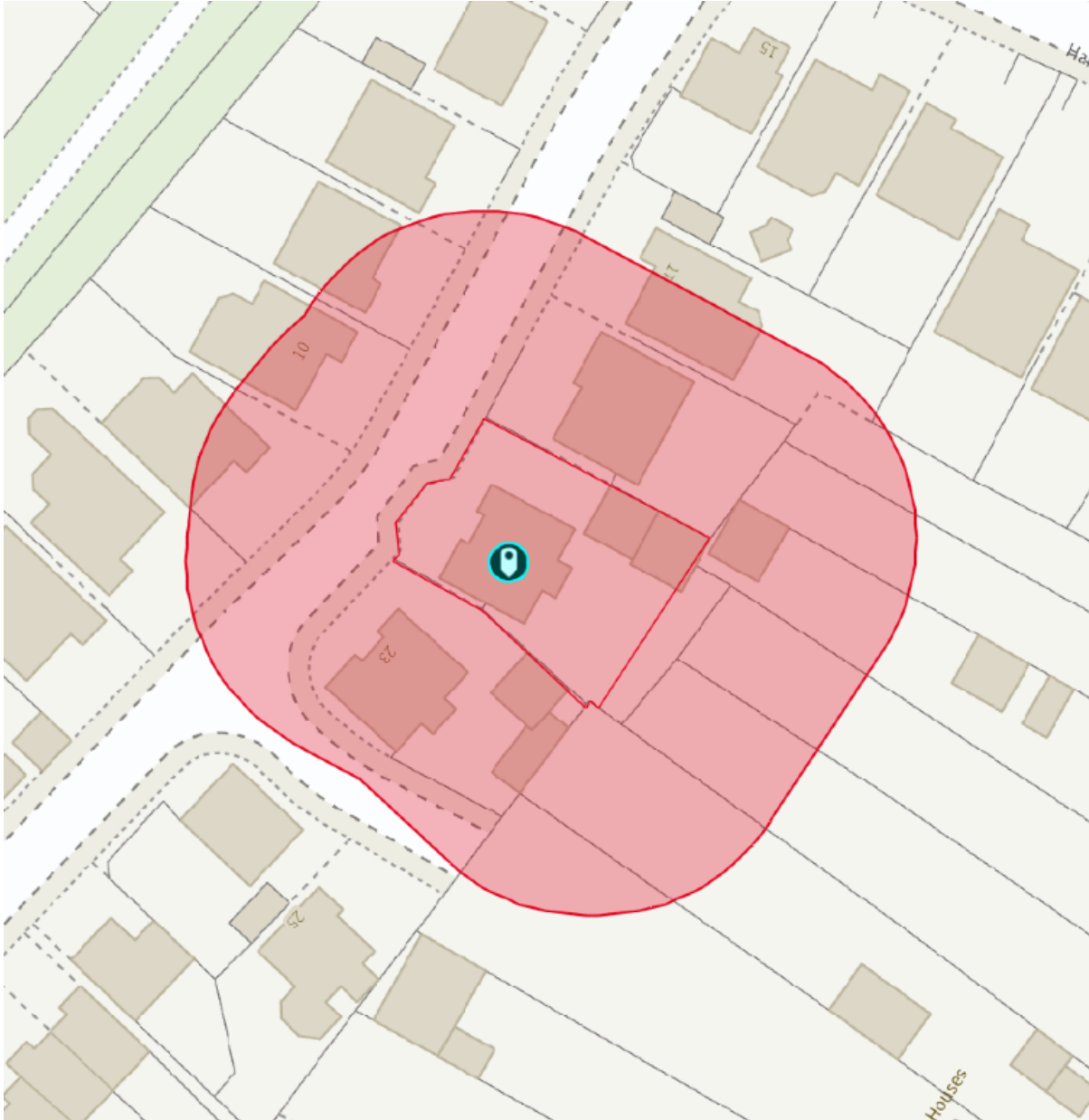
RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	5 February 2026
Earliest date for decision:	8 January 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	5 February 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Sindlesham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	land and buildings on the north-west side of Mole Road, Sindlesham, Wokingham (RG41 5DJ)	Absolute Freehold Estate in Land	BK403711

Risk of Flooding from Surface Water | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent

4	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
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Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	QM825	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	QM826	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	QN825	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	QN826	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
2	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
2	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&es=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Winnersh Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Winnersh CP	0 m