

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251898
Site Address:	467 Reading Road, Winnersh, Wokingham, RG41 5HX
Expiry Date:	22 October 2025
Site Visit Date:	13 October 2025
Proposal: Householder application for the proposed erection of single-storey front extension, first-floor side extension, two-storey rear extension following demolition of existing conservatory, raising of roof height, roof modification from hipped to gable roof with no.1 roof dormer, removal of chimney and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Winnersh
Green Infrastructure Routes

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 CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
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n/a	n/a	n/a
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CONSULTATION RESPONSES

Internal

WBC Highways – No Objection

WBC Ecology – No Comment

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	Ward Councillor Comments: • The side extension near 465 Reading Road doesn't align with the existing wall, which looks odd. • The proposed front elevation appears fragmented or inconsistent. • A study is planned on the first floor, and a home office is on the ground floor with its own separate entrance. • Annex Features: Includes a separate internal staircase. First floor has an annex bedroom, bathroom, and lounge. The annex lounge connects to an existing bedroom, making that room feel more like a passageway. • Subdivision Concern: The separate access and staircase suggest potential subdivision of the property. • Loft & Dormer Issues: Unclear intended use of the loft room. Ceiling heights are unspecified. A large dormer appears in elevation drawings but not in the plans. <i>Officer comment: The impact of architectural design features on the character of the area, is discussed in the main body of the report. The internal layout with annex features is noted. However, this householder application for a single dwelling would not give permission for change of use. Ceiling heights will be required to comply with current Building Regulations.</i>
Neighbours	Comments Neighbour 1 • The text mentions the roof will be raised but lacks details on the method or extent (e.g., brickwork involved). • The dormer shown on elevation 2 is disproportionately large, effectively creating a third storey and negatively impacting neighbours' light and amenity. • Diagrams show a two-storey extension on elevation 1, which is not referenced in the written proposal. • A front-facing balcony is out of character with nearby properties and problematic due to pollution from the adjacent main road. • Features like the term "annexe," extra doors, and

	staircases suggest the property may be adapted for future unregulated multi-occupancy, potentially increasing local population density. • The existing elevation 2 diagram omits a recently installed window. • The front extension may breach established building line guidelines. <i>Officer comment: The omission of an existing window on elevation 2 is noted. The impact of architectural design features on the character of the area and neighbour amenity (including the roof height and dormer extension), is discussed in the main body of the report. The internal layout with annex features is noted. However, this householder application for a single dwelling would not give permission for change of use. The description has been amended to include the 2-storey side extension.</i> Comments Neighbour 2 • Overdevelopment and Excessive Scale. The proposed extensions (front, rear, side, and roof) would nearly double the size of the original building. The resulting massing creates the appearance of a three-storey house in an area of modest two-storey homes. This represents clear overdevelopment and is not in keeping with the character of the neighbourhood. • Loss of Amenity and Privacy. The large dormer and increased height will overshadow neighbouring properties, especially those to the north. Two new loft-level windows will directly overlook gardens and bedrooms, causing unacceptable loss of privacy. These impacts are particularly severe during winter months due to reduced daylight. • Design Confusion and Poor Clarity. The front elevation appears visually unbalanced and harms the street scene. The inclusion of both a study and a home office (with a separate entrance) is unusual for a single-family home. The internal layout is unclear, with an annex lounge connecting to an existing bedroom, turning it into a linking room. • Signs of Potential Subdivision. Multiple access points, a separate staircase, and the use of “annexe” suggest future subdivision or unregulated multi-occupancy (e.g., HMO). This would increase population density, parking pressure, and alter the residential character of the area. • Incomplete and Inconsistent Drawings. The dormer lacks height dimensions and appears disjointed. No details are provided on how the roof will be raised or what the ceiling heights will be. A recently installed window is missing from the elevation drawings.
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	• Front Balcony and Building Line Issues. The proposed balcony is out of character and inappropriate due to proximity to a polluted main road. The front extension may breach established building line guidelines, disrupting the street's layout. • Harm to Neighbourhood Character. The development introduces excessive bulk and complexity. It is unsympathetic to the local architectural rhythm and sets a precedent for further inappropriate intensification. <i>Officer comment: The omission of an existing window on elevation 2 is noted. Scaled drawings have been measured and details are included in the proposal section of this report. The impact of architectural design features on the character of the area and neighbour amenity (including the roof height and dormer extension), is discussed in the main body of the report. The internal layout with annex features is noted. However, this householder application for a single dwelling would not give permission for change of use. The description has been amended to include the 2-storey side extension. Ceiling heights will be required to comply with current Building Regulations.</i> Comments Neighbour 3 • Loss of Light: The raised roof and rear extension will cast shade over the garden, harming plants that have been carefully cultivated. • Loss of Privacy: The increased height and rear extension will cause neighbouring homes to be overlooked and feel dwarfed, reducing privacy. • Overdevelopment: The scale of the proposed house is excessive for the plot size, creating a sense of overcrowding and urbanisation. • Out of Character: The modern and oversized design is not in keeping with the surrounding area and may encourage similar developments. • Environmental Impact: Reduction of garden space negatively affects local biodiversity and the natural environment. • High-Density Occupancy Risk: The design suggests potential for multi-occupancy, which could strain local infrastructure, increase traffic, and set a precedent for further intensification. <i>Officer comment: The impact of architectural design features on the character of the area and neighbour amenity is discussed in the main body of the report. The internal layout with annex features is noted. However, this householder application for a single dwelling would not give permission</i>
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APPRAISAL

Site Description: The site is a two-storey detached dwelling in the residential area of Winnersh. The property is set well back from the road, the front garden has been laid to hardstanding for off street parking, and the boundary treatment is a hedge with brick pillars.

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: Erection of single-storey front extension, first-floor side extension, two-storey rear extension following demolition of existing conservatory, raising of roof height, roof modification from hipped to gable roof with no.1 roof dormer, removal of chimney and changes to fenestration.

The existing roof height would be raised by approximately 0.4m.

The single storey front extension will have a door, three windows and a roof light. It will extend beyond the principal elevation by approximately 2.1m and be 8.4m in width. The porch will have a flat roof with lantern light, and the front canopy of the porch will extend approximately 3.4m forward on the principal elevation. The enlarged section of the front ground floor bedroom and bathroom will have a sloping roof that measures 4m in height to the top of the ridge and 2.5m to the top of the eaves. The first-floor fenestration changes to the principal elevation include the addition of doors and a Juliet balcony to the study.

The two-storey rear extension will have a pitched roof and measure 8m in height to the top of the ridge, 4.8m to the top of the eaves and 7m in width. It will extend beyond the original rear wall by approximately 4.4m. The separation distance with the eastern boundary will be approximately 0.9m and approximately 1.1m with the western boundary. The rear extension will facilitate separate living accommodation with access to the main kitchen dining area. On the ground floor, there will be an office, staircase and family room; and on the first floor, there will be an annexe bedroom, lounge and WC. The applicant has confirmed that it will be occupied by family members only.

The part ground floor/part first floor east facing side extension would measure approximately 14.6m in depth from front to back. The front wall would measure approximately 1m in width; the front sloping roof with roof light would measure approximately 4m in height to the top of the ridge and 6.5m in depth from front to back. The roof of the two-storey element would measure approximately 7.5m to the top of the pitch and measure approximately 9m in depth from front to back. There would be one small window on the front facing wall of the first-floor extension and 2 no. windows on the side elevation to serve a bedroom. There would be no windows on the ground floor side elevation.

There would be a dormer extension on the west facing side elevation of the existing roof to facilitate a landing and staircase to the second floor. The dormer would measure approximately 2m in height, 2.3m in depth and 3.8m in length. It would have 1 no. roof light and no other windows. On the ground floor, the west facing elevation will have 1 no. window, 1 no. door and rooflights.

There will be double doors and a window on the ground floor rear elevation, three windows on the first-floor rear elevation and a window in the loft conversion on the rear elevation.

The 'loft room' would be accessed via a first-floor staircase and measure approximately 6.4m in width and 11.8m in length. It would have 1 no. window on the front elevation, 1 no. window on the rear elevation and 4 no. roof lights (plus the dormer roof light). No floorplans have been provided for this loft area. Notwithstanding, this area has been assessed as having habitable room floorspace ancillary to the host dwelling.

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 immediate street scene is a row of detached and semidetached dwellings of various designs and ages, with Calver Close apartments and a bus stop on the opposite side of the road.

In this case, the maximum ridge height would be increased by approximately 0.4m. The front section of the east facing single storey side extension would be approximately 2m forward of the principal elevation and the separation distance with the side boundary would be approximately 0.15m. Furthermore, the porch would extend 3.4m forward of the front elevation.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context. The increase in roof height of approximately 0.4m would not be out of keeping with the local context because it would not exceed the roof height of the neighbouring properties at no's 465, 463 and

461 Reading Road.

The roof of the rear extension would be approximately 4m in width and 0.4m lower than the proposed main building line, whereas the dormer extension would be approximately 0.6m lower than the roof line and approximately 2.3m in depth. Although the difference in size of the hip to gable roof of the two-storey rear extension and the dormer extension would create an unbalanced appearance when viewed from the public realm, both extensions would be set well back from the principal elevation and would be lower than the main roof line. Furthermore, the dormer would be set back by approximately 2.7m and the 2-storey side extension by approximately 6m. Therefore, they would not be overly dominant in the street scene.

The roof line of the front single storey extension is fragmented, being part sloping and part flat to accommodate the first floor Juliet balcony and entrance hall lantern, further contributing to an unbalanced appearance. However, the principal elevation would be set back from the front boundary by approximately 11m and partially screened by a tall hedge when viewed from the public realm.

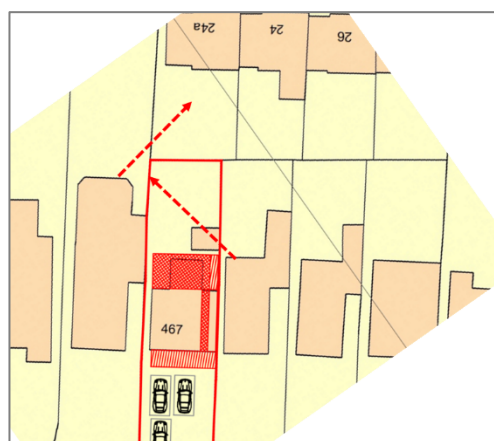
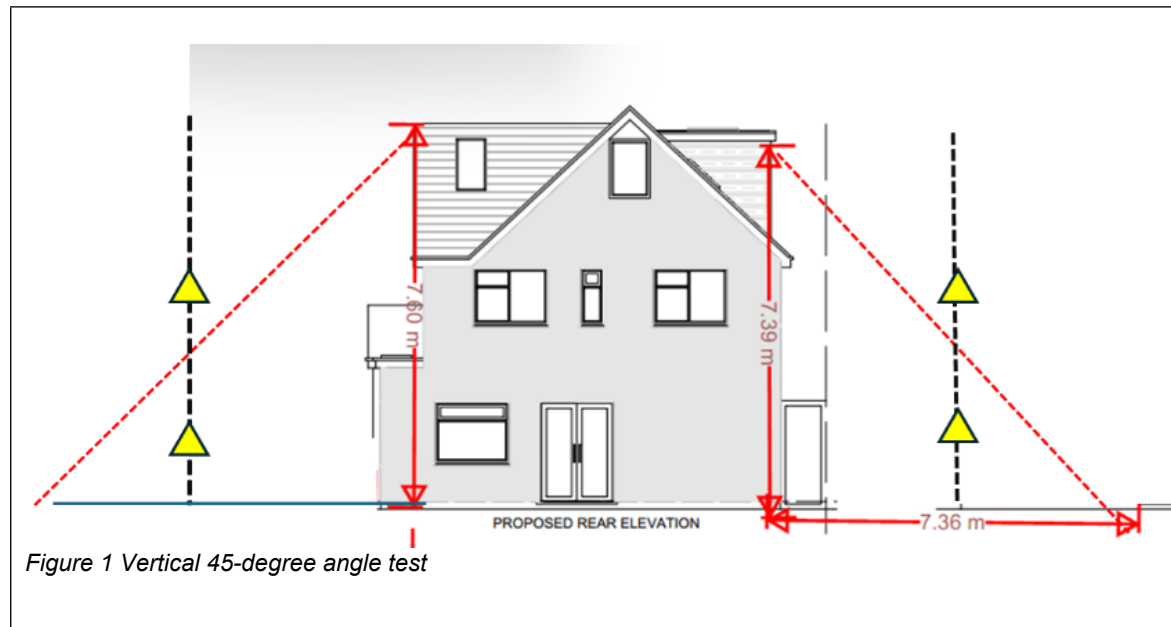
Therefore, while the proposal falls short of having ideal architectural dimensions, it would not appear overly dominant in the street scene or cause significant harm to the rhythm of buildings and gaps between them along the street frontages. Overall, the proposal would not comply with Policy CP1 and CP3 of the Core Strategy.

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.

Overlooking: The west side facing elevation of the two-storey rear extension will have 1no. roof light; and an additional door and 2 no. windows on the ground floor that would not face onto neighbouring habitable rooms. The east side facing elevation of the two-storey side extension will have 2 no. windows and 1no. roof light that would also not face onto habitable rooms of neighbouring properties. The back-to-back separation distance with no. 24a Bathurst Road would be approximately 24m. External elevation plans indicate that the Velux windows in the roof would be approximately 1.7m above the internal floor level although this is not confirmed because a cross section loft plan has not been provided. Regardless, they would not have inappropriately close views of private rear facing windows, only over side facing windows of neighbours which can only be afforded a limited degree of protection. Therefore, there would be no significant increase in overlooking.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. Figure 1 shows that the vertical 45-degree angle test is complied with in relation to the nearest first floor rear window of no. 465 Reading Road and marginally breached in relation to the nearest ground floor windows at no's 465 and 469. However, figure 2 shows that the horizontal 45-degree angle test is complied with for both 465 and 469 Reading Road. The first-floor side windows at no. 365 serve a bathroom and a landing. The roof light to the ground floor side extension at no. 469 serves a utility room and there are no side windows on

the first-floor side elevation.



The roof light on the east facing elevation of no.469 effectively ‘borrows’ its outlook and daylight from across the application site and can only be afforded limited protection from overshadowing. Furthermore, the BRE guidance is advisory in nature and is intended to assist with good design and there is no formal requirement to comply with the advice it contains.

Therefore, it is considered there would be no significant increase in overshadowing resulting from the development.

Overbearing: The BDG states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case the two-storey rear extension would project approximately 4.4m beyond the existing rear wall. In relation to no. 465, the separation distance with the eastern boundary would be approximately 1m and the distance with the side wall of no. 465 would be approximately 2m. In relation to no. 469, the rear extension would be set back from the neighbouring rear wall, the separation distance with the western boundary would be approximately 1m and the distance with the side wall of the dwelling would be approximately 1.2m.

Therefore, the height and bulk of the dwelling would not significantly harm the neighbouring occupiers or dominate the adjoining bungalow given that the neighbours have spacious rear gardens and access to adequate private open space.

Overall, the proposal would comply with Policy CP3 of the Core Strategy regarding neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *"The applicant proposes to increase the numbers of habitable rooms from 6 to 10. Three driveway parking are proposed. According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway parking can be provided by utilising the existing dropped crossing, which is acceptable. No negative impacts on abilities for cycle storage are expected, which is acceptable."*

Ecology: The Ecology Officer was consulted and raises no objection. The Preliminary Bat Roost Assessment states that *"467 Reading Road has no features suitable for use by roosting bats and is assessed as having "negligible" potential to host a bat roost. It is therefore very unlikely that bats will be affected by the works, there is no need to undertake further surveys, and there should be no bat related constraints to the proposals to extend the house."*

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 proposed development will be liable for CIL based on the measurements of the floorplans.

Please note that any changes to the floorplans listed will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing.

All CIL forms can now be completed and submitted through the following link:

<https://pfi.exacom.co.uk/wokingham/cilforms.php>

Should you have any queries regarding CIL, please contact.

Developer.contributions@wokingham.gov.uk

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:	Yes
Recommendation:	Approve
Date:	17 October 2025
Earliest date for decision:	28 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20/10/25