

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250879
Site Address:	31 Twycross Road, Wokingham, RG40 5PE
Expiry Date:	2 June 2025
Site Visit Date:	29/5/25
Proposal: Householder application for the proposed erection of a single storey front extension to form porch and single storey rear extension following demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – None relevant

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology Newts – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	33 Twycross Road – Objection regarding loss of light from the proposed rear extension

APPRAISAL

Site Description:

This application relates to a terraced two storey property in the major development location of Wokingham.

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:

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.

Single storey rear:

As this element of the proposal is for single storey rear development only, which will not be visible from the public realm, there will be no negative impact on the character of the area.

Front extension:

The proposed single storey front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient and sympathetic to the host property, therefore, would have an acceptable impact on the 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.

Overlooking:

As both aspects of this development is limited to single storey, there are no concerns regarding overlooking.

Loss of Light and overbearing:

With regards to neighbouring amenity, the depth of the rear extension does slightly exceed the recommendations outlined in the Borough Design Guide. The applicant has however submitted a 45-degree line analysis which shows the proposal would accord with the BRE and Borough Design Guide guidelines on loss of light to neighbouring rear windows. The development would therefore not result in a detrimental loss of light to the neighbouring rear windows.

With regard to the impact on light to the garden area and overbearing impact, the eaves height of approximately 2.5 metres; the roof form being hipped away from the neighbours; a large portion of the development being screened by solid boundary treatment; and the new development only extending 1.5 metres past the existing conservatory. Considering these attributes, it is considered that there would be detrimental impact regarding overbearing and loss of light on the neighbouring properties.

Of the two adjoining neighbours, the main concern was for No.29, who filed an objection. This is because number 33 has an existing conservatory that extends further into the rear amenity space than the development at No.31 proposes.

Not shown on the plans is the new conservatory extension that number 29 has added under permitted development rights, a picture is below, taken on the site visit date of 29/5/25, from No.33 Twycross Road. This significantly reduces the perceived overbearing created by the proposals. The new development will only extend approximately 1.5 metres past the rear wall of the neighbour, a significant reduction from the 4.5 metres shown on the block plan. This further re-enforces the conclusion that there will be no additional detrimental impact regarding overbearing and loss of light on the neighbouring properties.



Furthermore, there are already differing rear projections along the rear of the terrace

that the application site sits on. This is not untypical of the expected living environment of terraced houses, and this development is consistent of what is to be expected in this living environment.

The front extension to form porch is a minor addition and therefore would have no adverse impact in terms of a loss of light, overlooking or overbearing.

Highways:

The WBC Highways officer has reviewed this development and has no objection; the existing parking provision is suitable to suit the development proposals.

Ecology:

The EBC Ecology officer has reviewed this development and has no objections. The development is not considered likely to impact Great Crested Newts, nothing is required in this regard.

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/No/Not required
Recommendation:	Approve
Date:	29/5/25
Earliest date for decision:	1 May 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	02.06.2025

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