

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260146
Site Address:	2 Planner Walk, Wokingham, RG40 1GU
Expiry Date:	19 March 2026
Site Visit Date:	26 January 2026
Proposal: Householder application for the proposed erection of a single storey side extension along with changes to fenestration.	

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 CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal
None consulted
External
None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Three storey semi-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: Given the orientation of the house and location of the garden, the proposal would be to the side of the dwelling but appear as a rear extension.

The single storey lean to roof side extension would be approx. 3.15m in height, 2.08m in depth and 4.25m in width. The proposed extension would be minor and subservient feature which would not harm the character of the area. Furthermore, no.22 has a similar sized extension so would not look out of place (circled in red). The majority of the extension would be screened by the existing brick wall along the front boundary. The extension is a modest ground floor addition to the property and is considered to have acceptable impact on the character and appearance of the area.



Neighbouring Amenity:

Overlooking: The bi-folding door would be screened by the existing boundary treatment, thus no overlooking concerns. The rooflights would not result in overlooking.

Loss of Light/Overbearing: Given the extension is only single storey and not project forwards of the rear building line of no.22, it's not considered to result in harmful loss of light or be overbearing.

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.

Amenity Space: The remaining garden space would be over 11m in depth, thus complying with Borough Design Guide.

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.

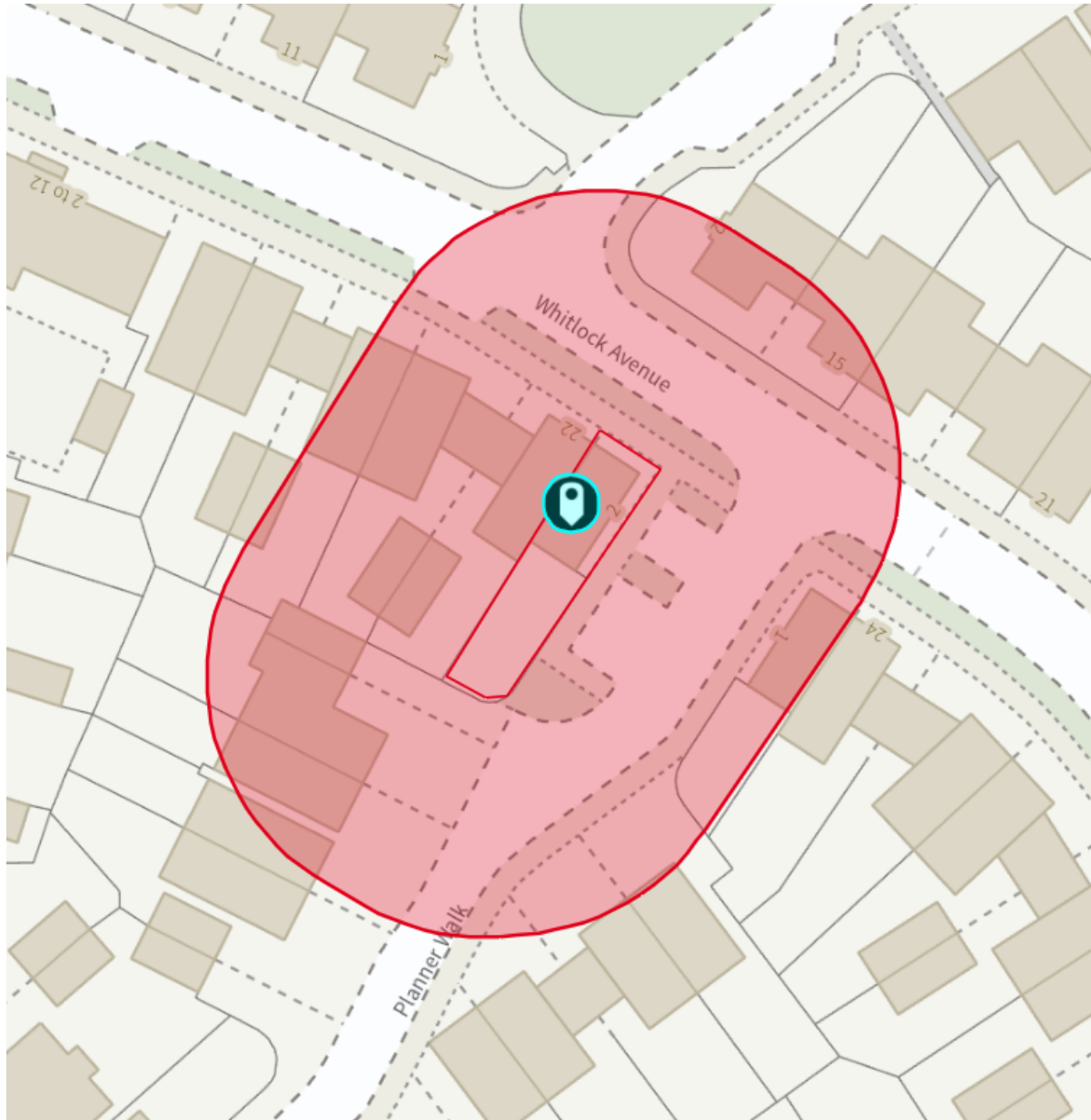
RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	18 March 2026
Earliest date for decision:	12 February 2026

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Recommendation:	Approve
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Recommendation agreed by: (Authorised Officer)	
Date:	18 March 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Within South Wokingham Strategic Development Location

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Strategic Development Locations | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Strategic Development Location	South Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	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

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000432000&res=11401&location=482682,168572%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Holme Green Pastoral Sandy Lowland

Wards | Total count: 1

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

Parishes | Total count: 1

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