

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261422
Site Address:	16 Starmead Drive, Wokingham, RG40 2HX
Expiry Date:	11 August 2026
Site Visit Date:	24 June 2026
Proposal: Householder application for the proposed erection of a single-storey front extension forming porch and changes to fenestration including 2no. rooflights.	

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 CP6 – Managing Travel Demand
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY – No Relevant Planning History

Application No.	Description	Decision & Date
N/a	N/a	N/a

CONSULTATION RESPONSES

Internal

No comments received

External

No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two-storey link-detached dwelling located within Starmead Drive. The property benefits from an attached garage, off-street parking to the front and a private rear garden. The surrounding area is residential in character.

Proposal Description:

Householder application for the proposed erection of a single-storey front porch extension, replacing the existing mono-pitched entrance canopy, together with associated changes to fenestration including the installation of two rooflights within the porch roof, replacement rear bifold doors and the insertion of an additional rear access door.

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 surrounding area is characterised by detached dwellings of broadly similar scale and appearance. Whilst the dwellings display a generally consistent built form, there is evidence of domestic alterations and extensions throughout the locality, resulting in a varied but cohesive residential character.

Front Porch Extension:

The proposal would replace the existing mono-pitched entrance canopy with a single-storey centrally positioned front porch incorporating a pitched gable roof. The porch would project c2.3m from the principal elevation and would maintain a separation distance of c7.5m from the public highway.

Two rooflights are proposed within the porch roof. Given the modest scale of the extension and its sympathetic design, the proposal would integrate well with the existing dwelling and would not appear visually prominent within the street scene.

Fenestration Alterations:

The proposal also includes alterations to the rear elevation comprising the replacement of the existing patio doors with bifold doors and the insertion of an additional rear access door. These changes would not alter the overall built form of the dwelling and would remain confined to the rear elevation, where they would have no material impact upon the character or appearance of the surrounding area.

Overall, the proposal is considered sympathetic to the host dwelling and would preserve the character and appearance of both the application property and the wider street scene, in accordance with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

Whilst two rooflights are proposed within the porch roof, these would be positioned at roof level c2.8 from finished floor level and would serve the entrance hall only.

To neighbouring No.14, the principal elevation is set back from the application site with no side facing openings. The proposed porch canopy would project c2.3m from the principal elevation and be centrally positioned, allowing a c4.0m separation distance from the boundary with No.14.

To neighbouring No. 18, the proposed porch would not project beyond the existing front building line of the neighbouring dwelling and would retain a separation distance of c5.65m from the shared boundary. No. 18 also contains no side-facing openings facing the application site.

To the rear, the proposal includes the replacement of the existing patio doors with bifold doors together with the insertion of an additional rear access door. Whilst these alterations would increase the extent of glazing to the rear elevation, they would continue to provide outlook solely over the application site's private rear garden, consistent with the existing arrangement. The proposal would not introduce any elevated openings or alter the established relationship with neighbouring properties.

Accordingly, the proposal is not considered to result in unacceptable overlooking or loss of privacy.

Loss of Light and Overbearing:

The proposed front porch extension would replace the existing mono-pitched entrance canopy with a modest pitched roof structure projecting c2.3m from the principal elevation. The porch would be centrally positioned and would have a maximum ridge height of c3.6m. Owing to its limited scale, modest projection and separation from the shared boundaries with Nos. 14 and 18, the proposal would not result in any unacceptable loss of light or overbearing impact upon neighbouring occupiers.

The proposed alterations to the rear elevation are limited to replacement bifold doors and the insertion of an additional access door. As these works would not increase the footprint, height or massing of the dwelling, they would not result in any loss of light or overbearing impact.

Accordingly, the proposal is considered to comply with Policy CP3 of the Core Strategy in respect of neighbouring residential amenity.

Highway Access and Parking Provision:

The proposal would not materially alter the existing access or parking arrangements serving the dwelling. No additional bedrooms are proposed and the existing level of off-street parking would be retained.

Accordingly, the proposal is not considered to result in unacceptable highway safety or parking impacts.

Amenity Space:

The proposal would not materially alter the existing private amenity space serving the dwelling. Sufficient usable garden space would therefore be retained for the existing and future occupiers.

Conclusion:

For the reasons stated above, this application is recommended for approval.

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:	27 July 2026
Earliest date for decision:	8 July 2026

Recommendation agreed by: (Authorised Officer)	MC
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Date:	28.07.2026
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PLANNING CONSTRAINTS/STATUS
Insert where relevant