

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250818
Site Address:	286 Reading Road, Winnersh, Wokingham, RG41 5AH
Expiry Date:	20 June 2025
Site Visit Date:	28/04/2025
Proposal: Householder application for the proposed erection of part single part two storey front and two storey side extension following demolition of the existing garage; erection of a single storey rear extension, changes to fenestration and the removal of the chimney.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Borough Parishes
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Green Routes and Riverside Paths 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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Joint Minerals	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

and Waste Plan (JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
110721	Proposed part first floor and part two storey side extension and conversion of garage.	Approved, 01/04/2011

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC Landscape and Trees – No objection.
WBC Ecology – No objections.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description and Proposed Development:

The application site relates to a two storey, detached property located in an established residential area. The immediate area is characterised by detached properties that are broadly similar in design and appearance.

It should be noted that the originally proposed rear dormer extension has been omitted from the current scheme. As such, this application now seeks permission for the erection of a part single, part two-storey front extension and a two-storey side extension following the demolition of the existing garage; the erection of a single-storey rear extension; alterations to fenestration; and the removal of the existing chimney.

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 proposed two-storey side extension would incorporate a matching gable roof form and would occupy the footprint of the existing garage. While it would not include subservient design elements—such as being set down from the main ridge or set back from the principal elevation—it would appear as a seamless continuation of the host dwelling, creating a more symmetrical front façade. Moreover, a 1 metre gap would be retained from the north-western side boundary to help preserve the characteristic green gap present along Reading Road. Consequently, this element of the proposal is not considered to adversely affect the character or appearance of the area.

The part single, part two-storey front extension would introduce a front-facing gable feature. The extension would be set down from the main ridge, would be set well back from the main road and would not project significantly beyond the established building line. Given the variety of architectural styles and presence of similar gable features along Reading Road, this addition would not appear incongruous. Accordingly, it is considered that this element would not harm the character of the area.

The proposed single-storey rear extension would be modest in scale and, being located to the rear of the property, would not be visible from the public realm. As such, these elements would have no adverse effect on the character or visual amenity of the area.

The proposed removal of the chimney is considered a minor alteration, as chimneys are not a defining feature of the surrounding area. As such, the works are not expected to result in any adverse impact on the character or appearance of the locality.

While the cumulative volume of the proposed extensions would be considerable, the resultant-built form would remain broadly compatible with No. 290 Reading Road and several neighbouring properties further along the southern side of Reading Road. A gap of approximately 3 metres would be retained between the two-storey side extension and the flank wall of the adjoining property at No. 288, thereby preventing a terracing effect and maintaining the characteristic green gap between dwellings.

Overall, the proposed development is not considered to adversely impact the character or appearance of the area.

Neighbouring Amenity:*Overlooking:*

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street any overlooking concerns are minimal.

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Landscape and Trees:

The Council's Trees and Landscape Officer has reviewed the application and confirms that there are no protected trees on the site. Given the separation distance between the proposed development and any mature trees within the plot, it is considered that the development would not result in any adverse arboricultural or landscape impacts.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The Council's Ecology Officer has reviewed the Bat Scoping Survey (Crossman Associates, Ref: L1147.006 Issue One, 4 February 2025) and the submitted plans. While Section 6 of the report contains some outdated references and may not fully reflect current best practice or policy, the Ecology Officer is satisfied that the assessment is adequate in this instance. The survey reasonably concludes that the dwelling has no potential roosting features and negligible suitability for bats. The Ecology Officer advises that the proposals are conducted in strict accordance with the mitigation measures set out in section 4 of the Bat Scoping Survey. A suitable condition will be attached to any 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, 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:	Not required
Recommendation:	Approval
Date:	18 June 2025
Earliest date for decision:	17 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21.07.25