

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251813
Site Address:	84 Old Bath Road, Charvil, Wokingham, RG10 9QL
Expiry Date:	14 October 2025
Site Visit Date:	29 September 2025
Proposal: Householder application for a proposed single storey side and rear extension, following the removal of a tandem garage block.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Limited Development Location – Charvil
Flood Zone 2/3

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
021728	Proposed erection of detached garage.	Approve 19th June 2002

221283	Application for a certificate of lawfulness for the proposed loft conversion. Consisting of a flat roof dormer to rear elevation, infilling of hip roof to form gable end and 2 roof lights to front elevation.	Approve 14th June 2022
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CONSULTATION RESPONSES

Internal

WBC Drainage – Request Further Information
WBC Highways – No Objection

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is a semi-detached dwelling with a driveway for off street parking in the residential area of Charvil.

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: A single storey side and rear extension, following the removal of a tandem garage block to facilitate an internal rearrangement of the living/snug room and kitchen in. Furthermore, there will be 6 rooflights facing no. 82 and no windows or doors at ground level.

The side extension will measure approximately 1.9m in width, 7.3m in length. The forward section of the sloping roof will be approximately 2.2m to the top of the eaves and a maximum of 4.2m in height. The side wall is angled, extending outwards from front to back.

The rear extension will measure approximately 6m in width, 4.9m in length and have a pitched roof with a maximum height of 4.9m. At the rear, the separation distance with the side boundary of no. 86 will be approximately a 3.1m. The separation distance with the side boundary of no. 82 will be approximately 1.2m.

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 street scene is a row of detached and semi-detached dwellings of varying ages and design that face onto an unadopted road with tall vegetation that screens the dwellings from the Old Bath Road. The front facing wall of the side extension would be in line with the principal elevation of the main dwelling, and the separation distance would be approximately 1.85m with the boundary. Given that the proposal would be single storey, the rhythm of buildings and gaps between them would not be disrupted when viewed from the public realm. Furthermore, the tall vegetation adjacent to the unadopted road would screen the extension from the adopted section of the Old Bath Road.

Therefore, the proposal would not cause significant harm to the character of the area and would comply with Policy CP1 and CP3 in relation to 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: There are no windows proposed on the side elevation of the extension. There are bifold doors on the side elevation of the rear extension that would face onto the neighbouring wall and no windows. Therefore, there would be no significant overlooking.

Loss of Light: The rear wall of the extension would marginally extend beyond the neighbour's rear wall by approximately 2m and the separation distance would be approximately 3m. 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. In this case, both tests are complied with in relation to no.86. The rear extension would be set back from the nearest window to a habitable room at no. 82 and the side window serves a WC. Therefore, there would be no significant loss of light because of the development.

Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.

Overbearing: The rear wall of the single storey rear extension would be approx. 0.7m taller than the neighbouring single storey roof and would extend beyond the existing

rear wall by 4.9m which is 0.9m more than what is recommended in the Borough Design Guide (BDG). The eaves height is 2.4m. Therefore, the proposal does not fully comply with the BDG because it extends beyond the rear wall by more than 4m. However, it would not cause significant harm to neighbour amenity in terms of overbearing because it wouldn't significantly extend beyond the rear of either neighbouring property and both direct neighbours also benefit from spacious private rear gardens which would further help any sense of enclosure.

Overall, the proposal does not fully comply with Policy CP3 in relation to neighbouring amenity in relation to overbearing but given that it complies with all other aspects of planning policy, this would not be a robust reason for refusal.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *"There is no net increase in the numbers of habitable rooms, and the existing driveway will be retained. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. The 1m wide side access of the dwelling will provide direct access to the rear for cycle storage, which is acceptable."*

Flooding and Drainage: The Drainage Officer has requested further information and commented: *"The existing dwelling is within flood zones 2 and 3. The garage to be demolished is within flood zone 2 and the proposed extension is within flood zones 2 and 3, as represented by existing and proposed block plan drawing 2519-P103 dated July 2025. We would require a Flood Risk Assessment (FRA) addressing all forms of flooding and demonstrating that the proposed development will have no adverse flood effect, on or off site. The FRA should address any loss of flood plain storage issues as well surface water runoff from any increased impermeable areas created."*

Given that this is a householder planning application for an extension of less than 250sqm, the Environment Agency's standing advice applies:

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions> This indicates that a FRA should be provided that is i) appropriate to the scale, nature and location of the development and ii) proportionate to the degree of flood risk.

In this case, the proposed extension would be approximately 43sqm which would be partly offset by the demolition of the existing garage block. The overall increased area within FZ 2 and 3 would be approximately 22 sqm. Therefore, given the limited additional net floorspace proposed, an FRA has not been insisted upon at validation stage. However, discussions have been held with the applicant, and their attention has been drawn to the above EA standing advice which recommends, amongst other things, that:

- Floor levels are set at least 600mm above the estimated flood level and use flood resistant materials up to at least 600mm above the estimated floor level.
- Reduce to 300mm if there is a high level of certainty about the estimated flood level.
- Get advice from a structural engineer if the design aims to keep out a depth of

more than 600mm of water.

- If flood levels cannot be raised in this way, extra flood resistance measures should be put in place to protect the property to at least 600mm above the estimated floor level.

The applicant has confirmed his intention to implement the following flood risk mitigation measures:

1. Ground floor structure will comprise of a solid over site concrete slab as opposed to a suspended beam and block floor that the latter could potentially retain water.
2. Low permeable bricks below ground level.
3. PIR Insulation within cavity walls in place of mineral wool, which the latter could absorb more water.
4. Electrical sockets and switches to be raised above finish floor level by 600mm.
5. Provision for water butts to collect and store rainwater and delaying storm water going directly into the ground.
6. Internal finish floor level will comprise of a composite plastic floor: Kardean or equivalent.

In conclusion, the applicant has been made aware of the EA standing guidelines for minor extensions and confirmed his intention to implement flood mitigation measures. Therefore, it would not be reasonable to insist on an FRA given that the overall increase in impermeable area within FZ 2 and 3 would be limited to approximately 22 sqm.

Ecology: The application site is in an area suitable for bat roosting. The proposal does not impact the main roof of the dwelling. However, an informative will be attached to the decision notice reminding the applicants that bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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:	Yes
Recommendation:	Approve
Date:	15 October 2025
Earliest date for decision:	20 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/10/25