

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                    |                                    |
|----------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Application Number:</b>                                                                         | 251619                             |
| <b>Site Address:</b>                                                                               | 7 Rowan Close, Wokingham, RG41 4BH |
| <b>Expiry Date:</b>                                                                                | 23 September 2025                  |
| <b>Site Visit Date:</b>                                                                            | 05/09/2025                         |
| <b>Proposal:</b> Householder application for the proposed erection of a two-storey side extension. |                                    |

### **PLANNING POLICY**

|                                             |                                                                                                                                                               |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                      | National Planning Policy Framework (NPPF)                                                                                                                     |
| <b>Core Strategy (CS)</b>                   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP8- Thames Basin Heaths Special Protection Area |
| <b>MDD Local Plan (MDD)</b>                 | CC01- Presumption in Favour of Sustainable Development<br>CC07 – Parking                                                                                      |
| <b>Joint Minerals and Waste Plan (JMWP)</b> | DM1 - Sustainable Development                                                                                                                                 |
| <b>Other</b>                                | National Planning Policy Guidance (NPPG)<br>Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                   |

**PLANNING HISTORY-** No previous planning history.

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Highways- No objection subject to conditions  
WBC CIL- No comments received  
WBC Ecology- No objection subject to conditions

#### **External**

N/A

## REPRESENTATIONS

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

## APPRAISAL

### Site Description:

The application site consists of a large two-storey detached property located in a small cul-de-sac on Rowan Close within 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, in the major development location of Wokingham 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:

CP1 of the Core Strategy requires the proposed two-storey extension to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed two-storey extension to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

Paragraph 4.11, R23 in the Borough Design Guide states that *“Alterations and extensions should be well designed; respond positively to the original building; contribute positively to the local character; and relate well to neighbouring properties.”* And that *“Side extensions should not generally project forward of the building line on the street frontage.”*

Paragraph 4, R23 in the Borough Design Guide further states that “Maximum eaves and ridge height should be no more than those of the existing property.” The proposed extension complies with this, as the measurements of the existing ridge are c.8.19m and the proposed extension are c.7.27m.

The proposed two storey extension complies with R23 of the Borough Design Guide as it is proposed to be located on the north-east side of the property, set back c.5m from the front facing building line.

The proposed two storey extension complies with CP3 of the Core Strategy as it *“requires the extension to be of an appropriate material and character to the area together with a high quality of design.”* The front and rear elevations proposed as a part of the extension would match the existing design and is of modest scale. Therefore, the proposal would not detrimentally impact the character of the area.

The Borough Design Guide recommends a minimum 12m separation distance from back to flank on 1 to 2 storey extensions to maintain privacy and limit sense of enclosure. The new extension is located c.12.05m away from the front boundary of No.8 Rowan Close. Whilst this is not a back-to-flank relationship as indicated in the Borough Design Guide, this has been assessed cautiously.

The proposed two storey extension will measure c.7.24m in height, c.5.50m in depth and c.4.60m in width. The height of the two-storey extension is c0.93m shorter than the main dwelling, subserviently set beneath the existing eave.

The materials used to construct the two storey extension will be made to match the main building.

### **Neighbouring Amenity:**

CP3 says the proposed two storey extension should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

#### *Overlooking:*

There will be no overlooking as the flank facing the neighbouring property is a blank side elevation. The rear windows proposed to connect with the existing dormer provide similar outlook to those as existing and are located over 22 metres away from the neighbour to the rear, complying with R15 of the Borough Design Guide. Therefore, there are no objections in respect of overlooking.

#### *Loss of Light:*

There will be no loss of light as the proposed extension passes the 25° test in elevation and 45° test in plan form, in accordance with BRE Guidance when assessed against the ground floor lounge window of No.8 Rowan Close (principal window for a habitable room). The assessment undertaken accounts for the level changes in between these dwellings. As a result of this, there is no loss of light for the neighbouring property and no objections raised in this respect.

#### *Overbearing:*

The proposed two storey extension is set down from main ridge of dwelling by c.0.93m. The site is located on a higher topography compared to the neighbouring dwelling (n.8) by c0.9 metres. The extension is sufficiently set away from the neighbouring property

and does not significantly change the outlook of No.8 Rowan Close, which at current falls on the existing blank flank elevation of the application site.

The separation distance from the flank to the boundary is closer than 1m, measuring c0.38m. This does not comply with R15 of the Borough Design Guide, however the flank to front distance, c.12.05m, is acceptable.

### **Highway Access and Parking Provision:**

WBC Car Parking Standards state the development of such scale in Urban location will require three parking within the boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the proposed level of parking can meet the council's parking requirements, the proposed parking arrangement can unlikely be achieved by utilising the existing dropped crossing.

The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs.

The access shall be surfaced with a hard bound material. Separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing. These details have been secured by planning condition.

### **Amenity Space:**

4.7 R16 of the Borough Design Guide states *"The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable"*. The proposed two storey extension will result in a minor loss of c.4.60m garden space on the side of the dwelling, however there will be sufficient space remaining with c.11.64m in depth and 11.76m in width.

### **Ecology:**

A Preliminary Roost Assessment was issued on the 25<sup>th</sup> July 2025. The report concluded that from the external and internal inspection of the building on site, the risk of bat roosts within the building is low. This is due to the condition of the hanging tiles and few gaps in soffits and roof tiles. There is further suitable habitat in close proximity and also historic bat records within close proximity. The proposed work is not predicted to cause disturbance that would significantly affect the ability for bats to survive, breed, reproduce, nurture young and hibernate if bat roost(s) are found within the building.

Further to submission of a preceding emergence survey (recommended following a preliminary roosts assessment), it was confirmed that the planned works on the property would have a negligible impact on bats and their roosts. The proposed work is not expected to lead to a disturbance that would significantly affect the ability for bats to survive, breed, reproduce, nurture young and hibernate. Accordingly, there are no objections with respect to harms to protected species. Notwithstanding, an informative

has been added to the decision notice which outlines implications of harm to a protected species.

**Conclusion:**

In conclusion, the proposed two storey extension would not detrimentally harm the character and appearance of the area, would not harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it is recommended for approval subject to conditions.

**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**

|                                    |                |
|------------------------------------|----------------|
| <b>Conditions agreed:</b>          | Not required   |
| <b>Recommendation:</b>             | Approved       |
| <b>Date:</b>                       | 17/09/2025     |
| <b>Earliest date for decision:</b> | 20 August 2025 |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>22.09.25</b>                                                                     |

## **PLANNING CONSTRAINTS/STATUS**

*Affordable Housing Thresholds*

*Thames Basin Heath SPA Mitigation Zones*

*Wokingham Borough Council Owned Land*

*Risk of Flooding from Surface Water*

*Bat Roost Habitat Suitability*

*Great Crested Newt Impact Zones*

*Water Utility Consultation Zones*