

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262098
Site Address:	35 Rectory Road, Wokingham, RG40 1DP
Expiry Date:	29 October 2026
Site Visit Date:	24 September 2026
Proposal: Householder application for the proposed erection of a single storey side extension to form a garage with pitched roof.	

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
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 FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
961005	Proposed pitched roof to existing front extension.	Approved 08/01/1997
112446	Proposed erection of a part first floor and part two storey side extension, plus additional habitable accommodation in roof space.	Refused 21/04/2011
111658	Proposed erection of single storey side extension to dwelling	Approved 28/06/2011

132262	Proposed erection of first floor side extension to dwelling with dormer windows.	Approved 26/09/2013
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CONSULTATION RESPONSES

Internal

WBC Drainage – no objection subject to condition(s)

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site comprises a three-storey semi-detached dwelling within a residential area of Wokingham near to the town centre. The dwelling is surrounded by a tall brick wall partial screening to the property. The location is on the corner of a junction between Rectory Road and Wiltshire Road and the existing dwelling is partly visible from the street scene with the second storey and above appearing above the boundary wall. The surrounding area is predominantly comprised of similar sized detached and semi-detached dwellings.

Proposal: This application seeks permission for the proposed erection of a single storey side extension with a pitched roof. The proposed extension will be approximately 7.5 metres in depth, 4.5 metres in width and 4.2 metres in height. The proposed development will form a garage. Materials used for the development are proposed to match the host 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: Policy CP3 of the Core Strategy states that developments should be of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that

development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

As mentioned above, the proposed development consists of a single storey side extension. It is modest in scale and appears a subservient addition to the host dwelling. While this extension will not be set back from the established building line, as recommended in the Borough Design Guide, it aligns appropriately with the main frontage of the property. This adds to a sense of cohesion to the building and is therefore considered to be an acceptable design choice.

The proposed extension has been designed to relate appropriately to the host dwelling. The pitch roof is similar to the existing dwelling roof and lines up with the section of the ground floor roof, ensuring a cohesive and sympathetic appearance. Alongside this, as stated in the plans submitted, all materials are to match existing where possible.

While the proposed extension would end close to the boundary wall, given its scale and size it would not detrimentally impact the spacious environment of the junction area. A number of trees have been removed from in behind the boundary wall which has increased visibility of 35 Rectory Road from the street scene. However, as the proposed extension is only single storey, the addition of further bulk and mass closer to the side boundary is nominal. As such, due to sufficient screening that remains and the nature of the scale of the extension, the proposal is considered to be in accordance with policy CP3 of the Core Strategy and R1 of the Borough Design Guide SPD.

Neighbouring Amenity: The proposed development would extend to less than the recommended 1 metre from the boundary wall however in this case the wall separates the dwelling from a public pavement and road rather than a neighbouring property. Alongside this, access between the front and rear of the property is maintained through the implementation of rolling shutters on the front and rear of the proposed garage. It is therefore deemed acceptable for the distance to the boundary wall to be less than 1 metre.

Other than no. 33 Rectory Road. the Closest dwelling to the site is no. 26 Wiltshire Road to the rear, which is 14.5 metres away. Other surrounding properties include no. 7 Wiltshire Road 28 metres away to the east and no. 12 Barkhart Drive 44 metres away to the north.

The proposed extension is ground floor level only and does not include any new fenestration therefore it would not cause any additional loss of privacy for neighbouring properties. The proposed site will not be close enough to any of the neighbouring dwellings to adversely affect levels of light or to cause any overbearing impact.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed side extension will not

affect the existing parking area at the front of the dwelling or its access off Rectory Road. There is no change in the level of driveway parking availability which is already sufficient for a property of this number of habitable rooms. The proposal does not seek to increase the number of habitable rooms. Additionally, due to this it is considered that the proposal would not cause any detrimental impact to highway safety.

Amenity Space: The area on which the proposed garage will be built on is currently made up of gravel and the proposed side extension would not occupy part of the main amenity area at the rear of the dwelling. While part of the patio area would be lost because of the extension it is considered that sufficient amenity space would remain.

Flooding and Drainage: The application site is situated within Flood Zone 1 and whilst the Council's Flooding and Drainage Officer raised no objection to the principle of the proposed development, it is acknowledged that the development would result in an increase in impermeable surface area, and a condition has been recommended requiring the submission of drainage details prior to commencement. It is considered that such a condition is not necessary in this instance. Having regard to the limited scale of the proposal and the site's location within an area of low flood risk, the development is not considered likely to give rise to significant drainage or flooding concerns.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	15 September 2026

Earliest date for decision:	25 September 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	29.09.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant