

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251300
Site Address:	21 Dyer Road, Wokingham, RG40 5PG
Expiry Date:	29 July 2025
Site Visit Date:	26 June 2025
Proposal: Householder application for the proposed single storey rear extension following the demolition of the existing rear extension, along with changes to fenestration and the installation of roof lights.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location (Wokingham)
Landscape Character Assessment Area

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 CC02 – Development Limits CC04 – Sustainable Design and Construction TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
250349	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension	Refused - 13 February 2025
041392	Proposed single storey rear extension to dwelling	Approved - 23 July 2004
971764	Proposed erection of 25 detached houses and associated works	Approved - 14 January 1997

971377	Proposed erection of three dwellings with conservatories	Approved - 12 January 1998
980049	Proposed single storey rear extensions to form conservatories	Approved – 09 July 1998

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

21 Dyer Road is a two-storey detached house in the town of Wokingham a major development location within Wokingham Borough. Dyer Road is made up of a variety of houses, mostly consisting of large, detached houses. Dyer Road is also largely verdant with the majority of houses having large, attached garages, driveways, and rear gardens.

The host dwelling is made out of brick and has a tiled roof. The property is also made out of flint above the front first floor window. The property has access to an attached double garage, a rear garden as well as a driveway which can accommodate the parking of three cars.

Proposal:

The proposal is seeking permission for the proposed single storey rear extension following the demolition of the existing single storey rear extension, along with changes to fenestration and the installation of roof lights.

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.

Design and Character of the Area:

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.

Rear extension:

In the Borough Design Guide (BDG) it states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In this case the rear extension measures 2.20 metres long and is less than four metres from the main rear wall and therefore meets this aspect of the BDG.

Also, for rear extensions the BDG states that the maximum eaves and ridge height should be no more than those of the existing property. The maximum eaves height of the proposed rear extension measures 2.50 metres whilst the maximum eaves height of the existing property is 4.90 metres and is less than those of the existing property and therefore meets this set criteria of the BDG. The ridge height of the proposed rear extension measures 3.25 metres whilst the ridge height of the existing property is 7.90 metres and is less than those of the existing property and therefore meets this aspect of the BDG.

Another set criteria of the BDG for rear extensions are that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The eaves height of the proposed single storey rear extension is 2.50 metres and is therefore less than 3 metres within 2 metres of a side boundary and therefore meets this aspect of the BDG.

In terms of materials, the existing walls of the house are made out of red facing brickwork. The proposed extension will also be made out of red facing brickwork. The existing roof is made out of concrete interlocking tiles. The proposed roof of the extension will also be made out of concrete interlocking roof tiles. The existing windows of the house are made out of white upvc frame double glazed units. The proposed windows of the house will also be made out of white upvc frame low double-glazed units. The existing doors of the house are made out of white upvc frame double glazed units. The doors of the proposed extension will be made out of white upvc frame low double-glazed units. The materials should match the existing house or be as close as possible to the existing house and these will be secured via a condition.

There have been similar applications for single storey rear extensions in the area. No. 15, 17 and 21 Dyer Road, Wokingham have had similar applications for rear extensions (WBC Refs. 173176, 131729 and 041392) approved and implemented. This shows that other houses in the area have had similar applications approved and as such would not be out keeping with the character of the area.

Overall, in terms of design it complies with all of the criteria of the BDG in a number of respects. The proposed single storey rear extension would not have any detrimental effect on the existing street scene and character of the area. The proposal is deemed acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that development should not have any detrimental effect on the amenities of adjoining land users. In the BDG the primary consideration for rear extensions is its impact upon neighbours.

Overlooking:

For rear extensions, the BDG states that the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The proposed single storey rear extension will not include the addition of any new windows at first floor level due to the proposed rear extension being single storey.

The proposed development will include changes to fenestration. There will be no fenestration changes to the front and side of the property. However, at the rear there will be changes to fenestration. The existing door and the rear windows will be replaced with new bifold doors out into the garden. The existing bay window will be demolished and replaced with new bifold doors out into the garden. The proposed single storey rear extension will also include the installation of three roof lights.

Due to the proposed extension being at the rear, single storey and there being no windows on the proposed side elevations there should be no concerns of overlooking towards either neighbour as a result of this application. The changes to the fenestration at the rear will be set suitably off the rear boundary and will not overlook into the rear neighbour.

Loss of Light:

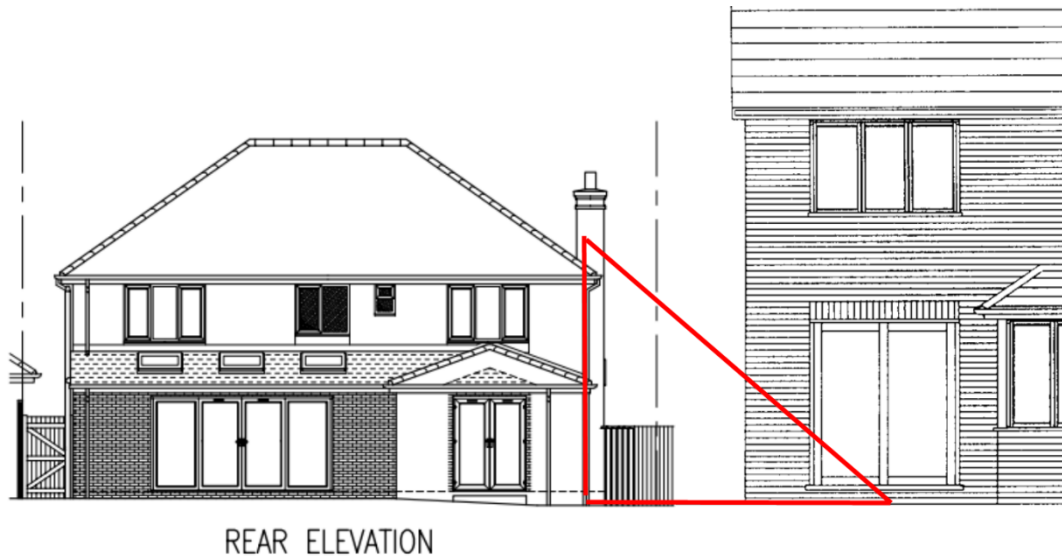
To assess any potential impacts on neighbouring daylight, 45 degree-horizontal line tests were taken from the centre of both adjoining neighbour's closest habitable rooms. The line was not breached from the adjacent neighbour at no. 23, Dyer Road. However, the 45-degree horizontal line was breached from the neighbour at no. 19 Dyer Road. Therefore, where the line would be breached it fails this test. The host property has a staggered relationship with its neighbour, no. 19 Dyer Road, to the south. The horizontal 45-line was breached from the adjacent neighbour at no. 19, Dyer Road as a result of this extension, given that the nearest habitable ground floor rear window is 2.7 metres away from the property boundary with the application site.

Vertical loss of light test:

As the proposed development failed the 45-degree horizontal loss of light test, a vertical loss of light is required to see if the proposed development will result in any loss of light to the neighbour at no. 19 Dyer Road. Fig. 1 (below) shows the vertical 45-degree angle test from the corner of the proposed extension. This 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. As can be seen here the test is complied with in relation ground floor window to the nearest habitable room of the neighbouring property.

Fig. 1 – annotated image to show 45-degree angle in relation to rear ground floor of neighbouring property (not to scale).



As the proposed extension is ground floor only, the 45-degree vertical test would be complied with (see above) which demonstrates that there would only be a limited loss of daylight for this neighbour.



Figure 2 - screenshot showing no. 21 Dyer Road on the left and no. 19 Dyer Road on the right. This shows the distance between the two properties and how no. 19 sits back from no. 21. The window on the left-hand side of no. 19 is where the vertical loss of light test was taken from.

Overbearing:

The proposed single storey rear extension will remain within the rear building line of the neighbouring properties. No. 23, Dyer Road sits further back into its plot than the application site as a result of the existing conservatory and will not project past the rear

building line of this neighbour. Furthermore, there would also be a 1.8m gap between the site at the neighbour.

No. 19 Dyer Road also sits further back due to an existing rear extension at the rear of the property. Whilst the extension would project past part of no. 19's rear building line, owing to the existing rear projection at the application site, the extension would be shielded by this existing built form and therefore no. 19 would not notice a substantial increase in built form and therefore overbearing.

In summary, due to the modest depth of the extension, combined with the existing-built form of neighbours and a staggered rear building line, this helps elevate overbearing concerns for both adjacent neighbours.

Amenity Space:

The existing rear garden measures 14.30 metres in depth and the proposed rear extension would measure 2.20 metres in depth. Therefore, the remaining amenity space will be 12.1 metres in length. This is similar garden space than other properties along Dyer Road, Wokingham and overall considered a sufficient level of amenity space would be retained.

Trees:

Policy CC03 of the MDD states that development should protect and retain existing trees, hedges, and other landscape features.

As a result of the development, it has been indicated that 1 Norwegian maple tree is to be removed. It is noted that the location of the tree is not in direct conflict with the positioning of the extension and therefore does not appear to be needing to remove to physically make way for development. Nevertheless, the tree is not protected and therefore could be removed at any point outside of the planning process. Given the small scale of the proposal, it is also not considered reasonable or necessary in this instance to request for replacement soft landscaping (i.e. a new tree), although encouraged.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect Biodiversity.

The WBC Ecology team were consulted on the application. However, no comments were received. To support the application a Preliminary Bat Roost Assessment was conducted on the host property. The survey found no evidence of roosting bats externally or internally during the building inspection. The report found that the proposed development would highly unlikely result in the death, injury, or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. Therefore, it was recommended that a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully and that no further surveys were needed on the property. In the event of evidence to the contrary, Officers are satisfied with the conclusion made in the report.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommend 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

Conditions agreed:	Not required
Recommendation:	Approve subject to conditions: 1. Time Limit 2. Approved Plans 3. Materials as specified
Date:	11 July 2025
Earliest date for decision:	24 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11/07/25