

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251439
Site Address:	43 Chatsworth Avenue, Winnersh, Wokingham, RG41 5EU
Expiry Date:	16 September 2025
Site Visit Date:	20 August 2025
Proposal: Householder application for the proposed erection of a single storey side extension, changes to fenestration and removal of existing chimney.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
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
140843	Proposed erection of a single storey side/rear extension to dwelling.	Approved 24/04/2014
131022	Proposed single storey side/rear extension to dwelling.	Refused 24/12/2013

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey chalet style dwelling located on the southern side of Chatsworth Avenue, Winnersh. The road comprises a range of mid-century property types including detached, semi-detached and chalet style.

Many of the dwellings have undergone alterations and extensions in a variety of styles and forms.

The host dwelling is set back from the road behind a lawned garden and driveway providing on-site parking.

The material palette of the host dwelling consists of brick and hung tiles.

Proposal:

This application seeks approval for the erection of a single-storey side extension. The extension would have a flat roof form with three rooflights. The existing chimney would be removed to facilitate the development.

The extension would be finished with horizontal timber cladding.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy (CS) and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

Chatsworth Avenue is a residential road with a variety of property types and styles. The application dwelling forms the end of a row of four chalet style properties. The proposed single-storey side extension would measure approximately 4.3m (maximum) in width, 3.3m in length (rear section) and would infill the space between the existing detached garage and hallway.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character of the area. Section 4 of the Council's Borough Design Guide (BDG) sets out advice for residential developments.

The extension would have a flat roof form and the only visible section of the development from the street scene would be the infill section between the existing garage and northwest flank elevation. The extension would not protrude beyond the existing principle building line and would not alter the rhythm of the street which makes an important contribution to the local character of the four chalet style properties.

Therefore, due to the siting and scale of the proposed scheme, there would be no detrimental impact to the character of the host dwelling or public realm.

Proposed materials include uPVC fenestration and horizontal timber cladding. The BDG states that the materials selected for alterations or an extension should match or improve upon the quality of those of the existing building. The proposed timber cladding would be sympathetic to the existing front elevation and dormer windows which are clad with hung tiles. Substituting the tiles for timber would not be out of character with other properties in the road with timber and timber effect cladding. Examples include nos. 34, 38, 47 and 49. The proposed materials are considered acceptable.

Neighbouring Amenity:

Overlooking:

There is one additional door and window proposed in the rear elevation of the extension. These would face towards the flank wall of no. 11 Dexter Way which would be more than 23m away. By virtue of the ground floor level of the fenestration and significant separation distance, there are no adverse overlooking impacts that would be generated to neighbouring amenity.

There are also three rooflights proposed in the internal hallway and utility room. These would be located more than 7m from the first-floor fenestration of no. 45 Chatsworth Avenue. Therefore, the proposed rooflights would not generate any detrimental loss of privacy impacts to the adjoining neighbour.

Loss of Light & Overbearing:

The proposed extension would extend beyond the rear of the existing garage by approximately 3.3m. Whilst it is acknowledged that that extension would extend up to the shared northwestern boundary, it would align with the existing rear building line of the main house and would comply with BDG guidance which states 'Rear extensions

should not project more than four metres from the main rear wall where they are close to a side boundary’.

The extension would be adjacent to the garden shed of no. 45 and would have a flat roof. The roof form is less intrusive than a pitched roof with a lower overall height. This would reduce the amount of shadow cast onto the neighbouring property, as well as reducing the perceived and actual bulk of the built form. This helps to maintain a more open feel and would allow more daylight to reach the adjacent neighbouring patio area.

In summary, the impact of adjoining neighbours has been considered in detail. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with CS policies CP1 and CP3.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms by one. No change is proposed to the current parking arrangements which is considered acceptable to serve the development.

Conclusion:

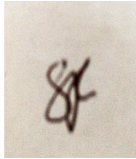
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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
Date:	11 September 2025

Earliest date for decision:	12 August 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	12.9.25

PLANNING CONSTRAINTS/STATUS

Local Authorities

Borough Parishes

Scale and Location of Development Proposals

Great Crested Newt Consultation Zone

Nuclear Consultation Zone

Borough Wards

Landscape Character Assessment Area

SSSI Impact Risk Zones

Ordinary Watercourses Consultation Zone

Great Crested Newt Consultation Zone Minor