

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262094
Site Address:	9 Winnersh Gate, Winnersh, Wokingham, RG41 5PL
Expiry Date:	15 October 2026
Site Visit Date:	30 September 2026
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 3.95m and the height of the eaves 2.48m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
161564	Full application for the proposed erection of a detached dwelling with double detached garage with associated parking in the rear garden of no 9 Winnersh gate.	Refused 24/08/2016

REPRESENTATIONS

Parish Council	Winnersh Parish Council were consulted on this application, and they object on the grounds that the rear extension is excessive in scale and represents an overdevelopment of the plot. They deem insufficient consideration has been giving to impacts on neighbouring amenities in terms of loss of light and an overbearing presence. They find the extension risks being out of character particularly where rear garden space contributes to openness.
Neighbours	Two neighbours have commented on this application, and their comments are summarised below: • The extension will impact light and views from the neighbouring kitchen. • It is too big and overpowering. • The windows that overlook neighbouring properties should be obscured glass to maintain privacy. • Planning conditions should be in place to limit construction hours and to ensure neighbouring driveways and access are not blocked during construction. <i>Officer comments: The first three bullet points shall be addressed within the main report below. With regards to a condition limiting construction hours, given the minor nature of the works proposed it would be considered unreasonable and too onerous to impose such a condition. Temporary obstruction of neighbouring driveways or</i>

	<i>interference with private access rights is not shown to be an inherent consequence of the completed development and is controlled through other legal mechanisms. No condition is therefore necessary or reasonably related to the amenity impact of the development. Loss of a private view is not determinative; the related effects on daylight, outlook, privacy and sense of enclosure are assessed below.</i>
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APPRAISAL

Site Description:

The application site features a detached dwelling located at the end of a cul-de-sac in a predominantly residential area of Winnersh. The site benefits from off-street parking and a rear private garden.

Land/ Property Designations:

There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).

The site is not on Article 2(3) land or a Site of Special Scientific Interest. The Council's mapping identifies potential bat-roost habitat suitability, but this is not a designation affecting reliance on paragraph A.1(g). The property is within the Major Development Location of Winnersh.

Consultation:

All adjoining neighbouring properties were consulted on 4 September 2026 and given the statutory 21 days to respond. Two objections have been received from neighbours regarding the potential impacts upon neighbour amenities relating to loss of light, overbearing impacts and loss of privacy. As objections were received from owners or occupiers of adjoining premises, prior approval is required under paragraph A.4(7) of Schedule 2, Part 1, Class A of the GPDO. The prior-approval assessment is confined to the impact of the proposed development on the amenity of all adjoining premises, taking account of the representations received..

Proposal:

This application seeks permission for a rear extension that would be 8 metres in depth, 11.29 metres in width, with a maximum height of 3.95 metres and an eaves height of 2.48 metres. The submitted plans also show changes to ground-floor fenestration. These alterations form part of the notified development and have been assessed against the applicable Class A limitations and conditions.

Compliance with GPDO:

A.1 (g) (i) of Schedule 2 (Part 1) (Class A) of the Town and Country Planning (General Permitted Development) Order 2015 states the single storey extension should not extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling, or 6 metres in the case of any other dwellinghouse. The property here is a detached dwelling and the rear extension has a depth of 8 metres from the rear wall of the dwellinghouse, accordingly the proposal complies with this section.

Part A.1 (g) (ii) requires that the rear extension does not exceed 4 metres in height, in this instance the maximum ridge height measures to 3.95 metres above ground level and thus the proposal complies with this section.

Part A.1 (i) requires that the eaves height does not exceed 3 metres when the development is within 2 metres of the boundary. This proposal is set approximately 1.1 metre from the nearest neighbouring boundary but has an eaves height of 2.48 metres, therefore complying with this section.

The submitted plans and relevant planning history have also been reviewed against the remaining limitations and conditions in paragraphs A.1 and A.3. The dwellinghouse was not created through a Part 3 permitted-development right; the total enlargement, including any existing enlargement to which the proposal would be joined, would remain within the applicable Class A limits; buildings would not cover more than 50% of the relevant curtilage; the extension would not project beyond a principal elevation or a side elevation fronting a highway; and the proposal would not include any feature excluded by A.1(k). The proposed external materials must be of a similar appearance to those of the existing dwellinghouse in accordance with A.3(a). Accordingly, the proposal constitutes development permitted by Class A, subject to the paragraph A.4 procedure.

Part A.4 (7) states that... “where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”. Two objections have been received. Hence, the following assessment of potential impacts on neighbour amenity has been made.

Neighbouring Amenity:

The proposed single storey rear extension would extend 8 metres from the rear of the dwelling and is single storey in nature. The side-facing windows would be at ground-floor level. Having regard to their function, sill height, separation from the boundary and the existing boundary treatment (1.8m timber fence), they would not provide materially greater overlooking of adjoining private amenity areas than the existing relationship. An obscure-glazing condition is therefore unnecessary.

The proposed rear extension would breach the 45-degree horizontal loss of light assessment test, when taken from the nearest rear ground floor windows of the neighbouring property, 10 Winnersh Gate, as advocated for within the BDG and the British Research Establishment (BRE) publication “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice”. However, given that the eaves height by boundaries is set down from the ridge, which is central on the extension, the proposal would comply with the vertical test. As such, it is not considered that the proposed rear extension would result in a significant loss of light to neighbouring properties.

To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set 1.1 metres from the boundary with the neighbouring property, but an eaves height of 2.48 metres demonstrates compliance with this guidance relating to overbearing. Although the 8m projection would introduce a substantial built form beside the adjoining garden, its effect is moderated by the approximately 1.1m boundary separation, 2.48m eaves height and roof slopes rising

away from the boundary. Having regard also to [identify the affected property's nearest windows and principal garden area], the extension would not create an unacceptable sense of enclosure or overbearing impact.

Conclusion:

As neighbour objections were received, the prior approval of the Council is required. From the above assessment, the proposal satisfies the applicable limitations and conditions of Schedule 2, Part 1, Class A of the GPDO. Having considered the representations received and the amenity of all adjoining premises, the extension would not cause an unacceptable loss of daylight or sunlight, privacy, outlook, or an unacceptable overbearing effect. Prior approval should therefore be granted under paragraph A.4.

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

Recommendation:	Prior Approval Approval
Date:	7 October 2026
Earliest date for decision:	25 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	08/10/26