

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251069
Site Address:	64 Wessex Gardens, Twyford, Wokingham, RG10 0AY
Expiry Date:	11 July 2025
Site Visit Date:	30 June 2025
Proposal: Householder application for the proposed first floor extension to existing bungalow.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Twyford
Bat Roost Habitat Suitability

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 – Major Development Location – Twyford
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
1388/73	Detached House and Garage	Approve 22 nd November 1973
151314	Householder application for the proposed	Approve

	conversion of garage to habitable room and single storey side extension.	14 th July 2015
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CONSULTATION RESPONSES

Internal

WBC Ecology – No Objection
WBC Highways – Request Further Information
WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is a detached single storey dwelling located on a corner plot within a cul-de-sac in the residential area of Twyford. The site benefits from an open front garden and a driveway for off street parking.

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.

Proposal: The proposed first floor extension would measure approximately 6.6m to the top of the pitch roof, 5m to the top of the eaves, 7.5m in width and 10m in depth. The existing roof height would be increased by approximately 1.4m at the front, and 1.8m at the rear. The front external facing wall would be finished in vertical boarding and the roof would be slate. The rear elevation would be finished in vertical boarding and bricks. There will be 2 no. windows on the first-floor front elevation, 2 no. windows on the first-floor side elevation, 1 no. window on the rear elevation and 4 no. roof lights on the proposed roof of the extension. On the first floor, the proposal will facilitate 3 no. bedrooms and 2 no. bathrooms, with one being en-suite. 2 no. studies and a family/guest room will be provided on the ground floor by converting 3 no. existing bedrooms.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

The street scene is a small cluster of 6 no. detached houses and bungalows, arranged around a short residential cul-de-sac where ground levels slope down towards the rear. Front gardens are open and there are no boundary treatments.

In this case, the existing roof height would be increased by approximately 1.4m at the front, and 1.8m at the rear. The detached houses at the back of the cul-de-sac have front driveways that slope downwards away from the highway and ground levels of the application site are higher which would increase the prominence of the extension when viewed from the back of the cul-de-sac. However, the application site is on the front corner and the east facing side elevation fronts the street and a row of detached properties on the main route through Wessex Gardens. These properties are also visible from the back of the cul-de-sac and are located at a higher ground level than the application site. Therefore, the proposed eaves and ridge height would be lower than those at no's 41, 43 and 45 Wessex Gardens.

The side wall of the first-floor extension would be set back from the ground floor; located approximately 4.5m from the boundary with no. 66 Wessex Gardens; and the ground floor separation distance with the boundary would remain the same at approximately 2.2m. Therefore, given that the application site is on a corner plot, the proposal would not significantly interrupt the rhythm of buildings and gaps between them in the cul-de-sac.

The front elevation of the extension would not protrude forward from the building line. Therefore, the extension would not cause significant harm to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking: There would be 2 no. roof lights in the west facing elevation, and no windows on the first-floor side wall facing no. 66 Wessex gardens. There would be an approximate 22m back-to-back separation distance with the first-floor rear windows at no. 62 Wessex gardens and the ground floor windows are screened by the rear boundary wall which is approximately 1.8m in height. The front first floor windows face no. 74 Wessex Gardens and there is an approximate separation distance of 30m. Therefore, the proposal would not cause significant loss of privacy to neighbours.

Loss of Light: There are no side windows in the east facing side elevation at no. 66 Wessex Gardens. The rear wall of the proposal would not extend beyond the existing rear wall and the separation distance with the boundary would be 4.5m. Therefore, the proposal would not result in a significant loss of light to the neighbouring property.

Overbearing: The height of the existing roof line would be increased by approximately 1.8m. and the proposal would facilitate a two-storey house where the ground level is slightly higher than that of the neighbouring bungalow. Although the eaves height of the first floor would be 5.7m, it would be located 4.5m away from the boundary and the rear wall would not extend beyond the existing rear wall. Therefore, although the first floor extension will be more overbearing than existing due to its height, it would not cause significant harm to the neighbour amenity.

Overall, the proposal would comply with CP1 and CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer has commented that *“The proposal will result in additional habitable rooms. Highways request a revised plan which indicates three parking spaces within the red line. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The existing dropped crossing is considered acceptable in this instance to serve a wider driveway.”*

Officer comment: The applicant has submitted a revised site plan showing 3 no. parking spaces within the red line measuring approximately 2.5m by 3m.

Ecology: The Ecology Officer has raised no objection and commented *“I am satisfied that the survey methodology is adequate. I agree with Ecologist’s the conclusions that the gaps were visible in the bungalow comprising small gaps behind the front elevation gable fascias, and a slight crack in the verge mortar at the apex of the front elevation main gable that could potentially provide suitable conditions for crevice-dwelling species, can currently be assessed as being of negligible potential. Development proposals were considered highly unlikely to 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.”*

Provided I17 is included in the decision notice there are no ecological objections to

the development as proposed.

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

Informative: *Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant."*

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:	Yes
Recommendation:	Approve
Date:	7 July 2025
Earliest date for decision:	28 May 2025

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