

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                             |                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>Application Number:</b>                                                                                                                  | 251332                                     |
| <b>Site Address:</b>                                                                                                                        | 96 Matthewsgreen Road, Wokingham, RG41 1JT |
| <b>Expiry Date:</b>                                                                                                                         | 1 August 2025                              |
| <b>Site Visit Date:</b>                                                                                                                     | 13 June 2025                               |
| <b>Proposal:</b> Householder application for the proposed erection of rear single storey extension and demolition of existing conservatory. |                                            |

| <b>PLANNING POLICY</b>                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP4 – Infrastructure Requirements<br>CP5 – Housing Mix, Density and Affordability<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP8 – Thames Basin Heaths Special Protection Area<br>CP9 – Scale and Location of Development Proposals                                                                                                                                                                                   |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB22 – Sites of Urban Landscape Value<br>TB23 – Biodiversity and Development                                                                                                                                                   |
| <b>Joint Minerals and Waste Plan (JMWP)</b>      | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>SS3 – Development within or adjacent to major and modest settlements<br>CE3 – Environmental standards for residential development<br>C5 – Parking and electric vehicle charging<br>FD1 – Development and flood risk (from all sources)<br>NE3 – Thames Basin Heaths Special Protection Area<br>NE4 – Trees, woodland, hedges and hedgerows<br>NE5 – Landscape and design<br>DH1 – Place making and quality design |

|              |                                                                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Other</b> | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Sustainable Design and Construction Supplementary Planning Document |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

## PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones  
Local Authorities  
Affordable Housing Thresholds  
Bat Roost Habitat Suitability  
Borough Parishes  
Scale and Location of Development Proposals  
Great Crested Newt Consultation Zone  
Ground Water Zones  
Nuclear Consultation Zone  
Borough Wards  
Landscape Character Assessment Area  
SSSI Impact Risk Zones  
Thames Basin Heaths SPA Mitigation Zone

## CONSULTATION RESPONSES

### Internal

WBC Highways – No objection.  
WBC CIL – No comments received.

### External

None.

## REPRESENTATIONS

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

## APPRAISAL

### Site Description:

The application site consists of a two-storey detached property located on the southern side of Matthewsgreen Road, Wokingham. The host dwelling is set back from the road behind a gravelled area providing off-street parking and hedging along the front boundary. On the opposite side of the road is the North Wokingham Strategic Development Location housing development.

Matthewsgreen Road consists of a range of property types which include detached, semi-detached, bungalows and chalet-style bungalows. There is no prevailing architectural style to the properties along the road. Dwellings vary in age, design and appearance.

### Proposal:

This application seeks approval for the removal of the existing conservatory and cloakroom and the erection of a single-storey rear extension. The extension would have a mono pitch roof with two rooflights.

**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 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:**

There is no dominating architectural style along Matthewsgreen Road. The properties vary in size, scale, age and design with many already having benefitted from extensions and renovation works.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The rear extension would not protrude beyond the existing western flank walls and would be set back approximately 15m from the road. The extension would be constructed from slate tiles and brick to match the existing. There would be limited views of the development from the public realm. Therefore, the proposal would have no detrimental impact on the character of the host dwelling or local area.

**Neighbouring Amenity:**

*Overlooking:*

There are two rooflights proposed in the mono-pitch roof of the rear extension to serve a dining area. The flank wall of the adjoining property to the west would be more than 5m away. To the east of the extension is the existing single-storey extension of no. 94 Matthewsgreen Road. To the rear of the property is no. 63 Sewell Avenue. The rear fenestration of this property would be more than 60m from the proposed rooflights. Page 47 of the BDG recommends that a minimum 22m separation distance should be retained between back-to-back elevations in order to maintain privacy. Therefore, due to the site context and separation distances, the installation of the rooflights would not cause any adverse overlooking impact to neighbouring amenity.

*Loss of Light & Overbearing:*

The existing conservatory and cloakroom would be removed to allow for the erection of the rear extension. Page 56 of the BDG recommends that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. The proposed extension would measure approximately 3.35m in length and would extend the full width of the property. A separation distance of approximately 1.4m would be retained between the flank wall of the extension and the western side boundary which is acceptable.

Due to the properties along the road following the curve of the road, the neighbouring property to the west is already set back from the host dwelling by a considerable distance. The extension would be more than 4m from the neighbouring flank wall and would have a modest eaves height (2.69m) that would accord with guidance set out in the BDG.

The neighbouring property to the east benefits from a large single-storey rear extension. The neighbouring extension has a pitched roof form and protrudes an additional 4m from the rear wall of the proposed extension.

Therefore, due to the modest scale of the proposed extension and separation distances, there would be no detrimental overshadowing or overbearing impacts that would be generated to the neighbouring properties.

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 not result in an increase in the number of habitable rooms. The council's Highways officer was consulted and raised no objection to the proposal. They commented that the existing access and level of parking will be retained and are acceptable to serve the development.

**Conclusion:**

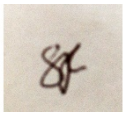
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance, subject to conditions.

**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.

|                                    |              |
|------------------------------------|--------------|
| <b>RECOMMENDATION</b>              |              |
| <b>Conditions agreed:</b>          | Not required |
| <b>Recommendation:</b>             | Approve      |
| <b>Date:</b>                       | 30 July 2025 |
| <b>Earliest date for decision:</b> | 30 June 2025 |

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>30.7.25</b>                                                                    |