

251625



WOKINGHAM
BOROUGH COUNCIL

DELEGATED OFFICER REPORT

Application Number:	251625
Site Address:	1 Elizabeth Road, Wokingham, RG40 1UA
Expiry Date:	3 September 2025
Site Visit Date:	15 July 2025
Proposal: Householder application for the proposed erection of single-storey rear extension with 2 no. rooflights following demolition of existing conservatory.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
960397	Proposed Two Storey Side And Rear Extensions To Dwelling	Approved 10/02/97

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	3 Elizabeth Road: Object Out of Character with Surrounding Properties Overdevelopment of the Site Drainage and Flood Risk Obstruction of Access to Shared Drainage
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	Party Wall Act Considerations <i>Officer comments:</i> Such sized extension is common for residential dwellings and would be a minor and subservient feature. There are other examples of rear extensions along the street scene including 2 and 23 Elizabeth Road. Therefore, such proposal would not be out of character. The host property has a very spacious garden to accommodate for such sized extension and utilises the space appropriately. Thus, not considered to be overdevelopment on the site. The application site is not located in flood zone 1 and low risk of flooding. Obstruction of Access to Shared Drainage will form part of the building regulations application, not a material planning consideration. The proposal would not include any works on, over or under a neighbour's land or property. However, the proposal may require compliance with the requirements of the Party Wall etc. Act 1996 given its proximity adjacent to the property boundary with 3 Elisabeth Road. While this is not a material planning consideration, and informative is recommended to draw the applicant's attention to the requirements of the Party Wall Act.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

Two storey semi-detached dwelling.

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.

Character of the Area:

The flat roof single storey rear extension would be approx. 2.5m in height, 5.20m in depth and 5.20m in width. The proposal would exceed the recommended 4m depth for extensions advocated within the Borough Design Guide. However, the single storey rear extension would have a very similar view as the existing conservatory, so it is not going to have a significant harmful impact. The host property has a very spacious garden to accommodate such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area. Such sized extension is common for residential dwellings and would be a minor and subservient feature

Neighbouring Amenity:

Overlooking: At current, a conservatory is located at the rear of the property in the back garden. The single storey rear extension would have a very similar outlook, so it is not going to have a significant harmful impact in terms of potential privacy issues or overlooking concerns.

The proposal includes adding a side window, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light: The proposal would only be single storey and marginally project forward of the rear building line of no.3. As show on plan 2547/04, the proposal with the 45* degree rule in compliance with BRE guidelines. Therefore, the proposal would not result in harmful loss of light to no.3.

With respect to 15 Norreys Avenue, the proposed rear extension is suitably located away from the rear boundary and is of modest proportions not to pose any unreasonable concerns of loss of light.

Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks, thus not considered to be overbearing.

Highway Access and Parking Provision:

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey rear extension, and the plan indicates no net increase in the numbers of habitable rooms on ground floor. The extension will not affect the existing driveway.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Amenity Space:

The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be

able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	26 August 2025
Earliest date for decision:	31 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26/08/25

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 2

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
2	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 2

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES
2	All works exceeding 150 metres (492.1 feet)	YES	YES

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1 Great Crested Newt Impact Risk Zone Green Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

IRZURL

1

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000430000&es=11401&location=482386,169164 %20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000430000&es=11401&location=482386,169164%20(IRZ%20polygon%20centre))

Water Utility Consultation Zones | Total count: 1

FEATURE_TYPE FEATURE_NAME CONSULT_WHEN

1 Water Utility Consultation Zone South East Water Supply Area New dwellings

Landscape Character Assessment 2019 | Total count: 1

FEATURE_TYPE Name

1 Landscape Character Assessment 2019 Wokingham-Winnersh Settled and Farmed Clay

Archaeological Sites Consultation Zone | Total count: 1

FEATURE_TYPE FEATURE_NAME

1 Archaeological Site 60

Wards | Total count: 1

NAME Closest Approximate Distance

1 Norreys Ward 0 m

Parishes | Total count: 1

NAME Closest Approximate Distance

1 Wokingham CP 0 m