

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251826
Site Address:	48 Valley Crescent, Wokingham, Wokingham, RG41 1NP
Expiry Date:	24 September 2025
Site Visit Date:	22 August 2025
Proposal: Householder application for the proposed single storey front extension, replacement garage roof and part garage conversion.	

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
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 CC10 – Sustainable Drainage TB21 – Landscape Character
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
163612	Householder application for the proposed erection of a first floor side extension, single storey rear extension and part conversion of	Refused 22/05/2017

	existing garage to additional habitable accommodation.	
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to condition.
WBC Highways – No objection.
WBC Ecology – 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 semi-detached property located on the southern side of Valley Crescent, Wokingham.

The property is part of a housing development constructed in the 1960s. Valley Crescent comprises semi-detached, detached and terraced dwellings that would originally have been uniform in design and appearance. However, over time, many of the properties have undergone alterations and extensions in a variety of forms and styles. Typical materials include brick, hung tiles, render and concrete tiles.

Proposal:

This application seeks approval for the erection of a single-storey front extension with a mono-pitch roof form and rooflight, the removal of the existing flat roof above the garage and the erection of a new pitched roof with a rear facing rooflight. Also proposed is a partial garage conversion to create habitable living accommodation.

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 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:

Valley Crescent is a residential road which boasts properties that are of a similar age and style. Although dwellings would originally have been uniform in appearance, by virtue of the many renovations and extensions that have occurred over the decades, the uniform appearance of properties now contributes to a lesser degree to the character of the street scene.

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.

Page 57 of the BDG states that the overriding consideration of front extensions in all cases will be the impact on the street scene and local character.

The proposed single-storey front extension would measure approximately 1.8m in depth, 5.37m in width and would have a mono-pitch roof form with a pitched porch canopy and rooflight. The roof form would be sympathetic to the pitched form of the main roof and would unify with the proposed pitched roof above the existing garage. Page 42 of the BDG states that 'proposals should be designed to relate to the predominant architectural character, for instance with similar building and roof forms and/ or use of materials'. The form and traditional style of the extension would blend with other already constructed front extensions along the road. Examples include nos. 22, 26, 30, 42 and 44.

The extension would not be considered a subservient addition to the property frontage by virtue of the development protruding beyond the principal building line. However, the extension would be of a modest depth and would be proportionate to the main house by maintaining the eaves height of the existing garage, being set back from the building line of the garage and maintaining the existing eaves height.

The proposed garage conversion to habitable accommodation would include a storage area to the front and would retain the existing garage door. As such, there would be no visual change to the appearance of the existing garage from the street scene, and no adverse impact to the character of the host dwelling or local area.

The proposed materials include brick, concrete roof tiles and fenestration to match the main house which are acceptable.

In summary, the proposed changes to the property frontage would be in-keeping with surrounding dwellings and would not cause any detrimental impact to the character of the host dwelling or public realm.

Neighbouring Amenity:

Overlooking:

The proposed window in the front elevation to serve a kitchen would face directly onto open amenity space directly opposite the site. As such, no detrimental overlooking impacts would be generated by the kitchen window.

There is one rooflight proposed in the mono-pitch roof above the kitchen in the front elevation. The rooflight would be more than 4m from the closest first-floor fenestration of no. 46. Due to the separation distance, there would be no loss of privacy impact that would be generated to the occupants of the neighbouring property.

There is also one rooflight proposed in the rear elevation of the proposed pitched roof above the existing garage to serve a dining area. The window would be high level and adjacent to the garage of no. 50 Valley Crescent. As the garage is not considered a habitable room, there would be no adverse loss of privacy generated to the neighbouring property.

Loss of Light & Overbearing:

The front extension would protrude approximately 1.8m from the front building line and would extend the full width of the property up to the southern shared boundary. As existing, the existing porch (to be removed) extends approximately 0.92m forward of the building line along the shared boundary with adjoining neighbour; no. 46. The proposed extension would protrude an additional 0.88m forward. No. 46 also boasts a porch extension along the shared boundary that replicates the host dwelling porch. Therefore, much of the proposed front extension would be screened from view from no. 46's front facing kitchen window by the existing neighbouring built form.

In addition, the primary document used to consider daylight and sunlight is BRE Report BR 209 'Site Layout Planning for Daylight and Sunlight, a guide to good practice'. This guidance is advisory in nature and is intended to assist with good design. The proposed front extension would not breach the 45-degree test and would generate limited impact to the neighbouring property in terms of any perceived sense of enclosure or overshadowing.

In conclusion, the impact on 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 includes an extension to the front of the property and the council's Highways officer was consulted. They raised no objection to the proposal and concluded: *"With reference to the submitted floor plan in planning application 163612, the existing dwelling has 6 habitable rooms. The proposal will reduce the total numbers of habitable rooms to 5. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The proposed driveway parking can meet the council's parking requirement by utilising the existing dropped crossing, which is acceptable"*.

Ecology:

The application site is located in an area suitable for bat roosts. A preliminary bat report (Chase Ecological Consultancy, Ref: CE5006, 10/07/2025) was submitted to support the application. The ecologist concluded that the building has no suitable features of value to bats where the proposed development works shall take place and that no further assessment for bats is required.

Flooding and Drainage:

WBC Drainage raised no objection to the principle of development; however they have requested additional drainage details prior to the commencement of the development. The site is located within Flood Zone 1 and is at low risk from surface water flooding according to the EA mapping. Therefore, it is considered unreasonable to request further details when compared with the limited scale of the development proposed, plus the site would retain sufficient permeable ground. Accordingly, the condition is not attached.

Conclusion:

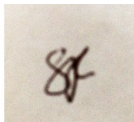
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy.

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:	18 September 2025
Earliest date for decision:	21 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23.9.25

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Risk of Flooding from Surface Water | Total count: 3

	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 2

	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	WH818	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	WI819	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

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

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

Wards | Total count: 1

	NAME	Closest Approximate Distance
1	Emmbrook Ward	0 m

Parishes | Total count: 1

	NAME	Closest Approximate Distance
1	Wokingham CP	0 m