

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253085
Site Address:	220 London Road, Wokingham, Wokingham, RG40 1SW
Expiry Date:	2 March 2026
Site Visit Date:	26 January 2026
Proposal: Householder application for the proposed erection of an open entrance porch, part two storey part single storey side extension and single storey rear extension, alterations to the roof form including the removal of existing chimneys, and associated external fenestration alterations, following the demolition of the existing detached garage.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
232676	Pre-application advice for the incorporation of elements of the existing dwelling as part of a wider proposal to construct a replacement dwelling.	Replied 08/12/23
242273	Householder application for the proposed side and rear two storey extension and single storey front extension. Including major internal refurbishment of existing space, demolition of existing garage and addition of rear balcony, changes to existing fenestration and addition of roof lights on both existing dwelling and extension.	Refused 31/10/24

CONSULTATION RESPONSES

Internal

WBC CIL: CIL Liable

WBC Trees & Landscape: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	218 London Road: Supportive of application

APPRAISAL

Site Description: The application site is a two-storey detached dwelling located in a large plot (approx. 1100 m2). It has a hipped roof with a front projecting gable. There is also a two storey rear projection that has a flat roof. The site is adjacent to the Three Frogs pub (the pub being to the east) to the west are residential dwellings which are primarily detached and finished wholly or in part with white render. The host dwelling is located in a substantial plot with a detached garage adjacent to the main house. Street trees line the opposite side of the road.

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: R1 design principle within the Borough Design Guide states that *“residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing”*. The street scene in the surrounding area is varied in style and design of two storey dwellings. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

R23 design principle within the Borough Design Guide states *“alterations or extensions should be clearly subservient to the form and scale of the original building in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation”*. As the proposal is not overly excessive in size or built form and as the neighbouring properties in the surrounding area differ in size and appearance, there will be no unacceptable harmful impact on street scene and character. It is acknowledged there would be an increase in the visible scale of the, however this would not result in a development that is detrimentally out of character with the surrounding area. The proposal is set on a relatively large site and the extensions utilise the majority of the existing footprint of the existing dwelling.

The Borough Design Guide states *“porches should generally project less than 2m forward of the building line”*. The open oak porch with brick plinth would project 2m forward of the building line, thus complying with the BDG. Furthermore, given such feature is a minor addition and other examples of porches along the street scene such as no.218 and no.212, such would not harm the street scene or look out of place.

The Borough Design Guide states *“side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be at least 1m from the plot boundary”*. The part single part two storey side extension would be set back by over 1m at ground floor and 2m at first floor level, with a lower roof line and mostly over 1m from the plot boundary given the angled boundary line, thus complying with the BDG.

The extension would be a subservient addition to the main dwelling and an unimposing feature which would not harm the character of the area. The proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. Furthermore, as stated in the section 23 of BDG *“the roof form of the extension should take it’s form from the main building”*. The side extension would keep and mirror the same roof form of the main building, thus complying with the BDG.

The single rear extension does exceed the recommended 4m depth for extensions advocated within the Borough Design Guide (approx. 4.90m in depth). However, the

host property has a very spacious garden to accommodate for 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.

The change in roof form and gable elements to the rear would differ from the existing. However, with it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would unlikely have an adverse impact on the character of the host property or surrounding area. The main dwelling roof form would be a multi-hipped roof form. The principal roof is hipped on all sides, with no dominant gable ends to the main mass. It comprises intersecting hipped roof planes, forming a cruciform-like arrangement over the core of the dwelling. The roof slopes are consistent in pitch, giving a cohesive overall form despite the complexity. The arrangement breaks up the scale of the main dwelling and reduces its perceived bulk when viewed externally. Therefore, given the varied styles along Wokingham Road, such would not have a negative impact upon the street scene.

Neighbouring Amenity:

Overlooking: The addition of two windows as part of the side extension would overlook onto the road and mature/established trees of significant height, thus no overlooking concerns.

The ground floor openings would be screened by the existing fencing along the side and rear boundaries, thus no overlooking concerns.

The first-floor side window in the west elevation would serve as a bathroom. The window would be condition obscured glazed and restricted in opening height to mitigate any overlooking towards the neighbouring patio area of no. 218 London Road.

The proposed plans show the inset balcony would have full height solid walls on each end to limit any sense of overlooking onto neighbouring properties and the recessed nature provides reasonable screening allowing oblique angle/view of no.218 garden. The rear first floor windows and rear inset balcony would be suitably located away from any residential amenities not to raise any overlooking or loss of privacy concerns. The proposals lower rear roof levels brings a more gradual step down towards the bungalow height of 22 Harmer Close. The bungalow rear elevation is angled away from the extension and there are trees on the boundary which will screen the development from existing neighbouring dwelling.

The proposed roof lights on the east elevation outlook would be onto the car park of the Three Frogs pub, thus no overlooking concerns.

The proposed roof light on the west elevation as part of the single storey rear extension would not result in overlooking given the significant separation distance from the boundary of no.218.

The two rooflights within the centre of the roof would not result in harmful overlooking and would provide light to the landing.

The back-to-back separation distance from no.220 to 36 Harmar Close is over 30m, thus complying with the minimum back-to-back separation distance set out in the BDG.

Loss of Light/Overbearing: The bulk of the proposed extensions would be suitably located towards the east side of the application site, away from any residential amenities. As such, any overbearing or sense of enclose concerns would be minimal.

Amenity Space: The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Highway Access and Parking Provision: The existing property has 3 bedrooms and the proposed property is to have 5 bedrooms. WBC's adopted parking standards after development is for a 4 or more bedroom dwelling to have 3 or more spaces. As shown on the proposed site plan, 3 existing parking spaces are to be maintained as well as a new garage being in place, thus complying with the standard.

Flooding and Drainage: The existing dwelling is within flood zone 1 and some areas are within low-risk surface water flood risk.

No existing or proposed drainage details have been provided, however given the scale of the proposal such condition would considered to be excessive and has not been included in the decision notice.

Landscape and Trees: The officer has no objection to the proposed extensions and adaptations to main building, the roof and windows nor to the demolition of the existing detached garage.

The amended Layout Plan and recently submitted Design Statement for Landscape Proposal are acceptable (Ref: New Leaf Design, Layout Plan Front Garden Only, Drawing No. 01.2000, Rev. D 03/02/2026 and Ivan Tucker, New Leaf Design, Design Statement for Landscape Proposal, 05/02/2026).

Ecology: The submitted preliminary ecology appraisal (ref: SPH/NP/PEA-25/09.12) concludes that *"there is negligible potential for roosting bats within the property or garage. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required on the buildings"*. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	26 February 2026
Earliest date for decision:	26 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	26 February 2026

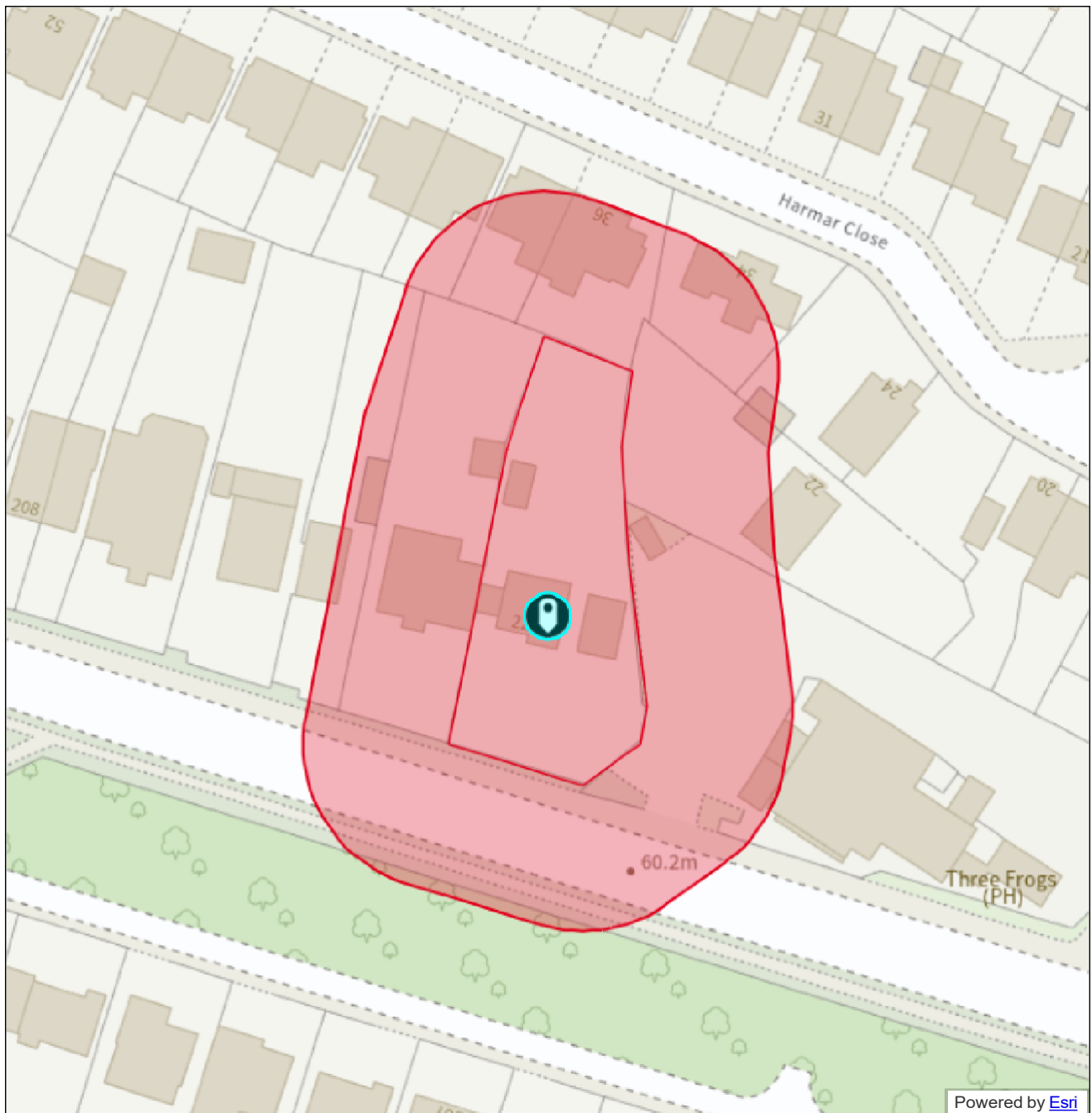
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 5,414.61 m²

Date: Sun Jan 11 2026 21:33:05 GMT+0000 (Greenwich Mean Time)



No legend

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

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

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: 1

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

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	[P867	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

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430000-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: 2

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay
2	Landscape Character Assessment 2019	Holme Green Pastoral Sandy Lowland

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m