

PLANNING REF : 261243
PROPERTY ADDRESS : stephen.newton@wokingham.gov.uk
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SUBMITTED BY : Councillor Stephen Newton
DATE SUBMITTED : 13/06/2026

COMMENTS:

1. The proposed extension is simply too large as it does not leave the required 1m gap to the neighbouring property (No. 6) and would be overbearing and dominant.

2. The proposed finish is not in keeping with the rest of the property - shouldn't it be pebble dash for consistency?

3. The parking plan should include soft landscaping retain the character of the area in compliance with Policy CP3(f) "The ability of the site to support Fauna and Flora", and the Borough Design Guide which states that "Parking Spaces in Front Gardens...should include space for soft landscaping". Policy TB06 a) iv) calls for "Soft Landscaping Particularly at site boundaries". Off street parking should enable 100% of a vehicle to be off the highway and pavement, vehicles should not impede the pavement due to insufficient space being allocated. The proposal is therefore non compliant.

4. The change from a sloping hip end roof to vertical gable end roof as proposed is not in keeping with the original design of the area so is out of character . The Borough Design Guide provides guidance on the retention of hip end roofs on side extensions within on page 57, supported by a diagram, and states that conversion from hip end to gable end is unacceptable - so the proposal is in clear contravention of the Borough Design Guide.

If officers are minded to approve I request that this application be called in for consideration by the Planning Committee.