

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261213
Site Address:	20 Bean Oak Road, Wokingham, Wokingham, RG40 1RL
Expiry Date:	13 July 2026
Site Visit Date:	2 June 2026
Proposal: Householder application for the proposed single storey front extension, single storey rear and part side extension with associated internal alterations. Including alterations to window fenestration and external material finishes.	

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 CC07 – Parking CC09 – Development and Flood Risk 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
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal
WBC Drainage – No objection, subject to condition.
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 link detached property located on the eastern side of Bean Oak Road, Wokingham. The property is part of a 1960s housing development. Properties are similar in style and appearance, although many have benefited from alterations and extensions in a variety of forms.

Typical materials include brick, hung tiles, timber cladding and concrete roof tiles.

Proposal:

This application seeks approval for the erection of a single-storey front extension, a single-storey rear extension with a flat roof and two roof lanterns.

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 application site forms part of an established row of link detached properties which, whilst originally uniform in design and appearance, has evolved over time through the addition of extensions and alterations. As a result, the street scene now exhibits a varied character, including the presence of single-storey front extensions, as seen at nos. 14, 16, 18, 22 and 28.

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.

The Borough Design Guide (BDG) advises at page 57 that front extensions should generally be limited to single-storey in height and should not project significantly beyond the established building line. In this case, the proposed extension is single-storey and, although it would project approximately 1.4m beyond the principal elevation, it would align with the existing forward projection of the garage and porch. As such, it would read as a modest and integrated addition to the frontage, rather than an incongruous or overly prominent feature.

In design terms, the proposal incorporates a mono-pitch roof form which would extend across the existing porch and garage. Page 55 of the BDG advises that extension roof forms should take reference from the host dwelling. In this instance, the mono-pitch design reflects the roof form of the existing dwelling and is therefore considered sympathetic. The inclusion of a centrally positioned front entrance further reinforces a sense of coherence within the front elevation.

The proposed single-storey rear extension would have a flat roof form and would not encroach the existing flank walls of the main house. As such, there would be limited views of the extension from the public realm. Consequently, this element of the proposal is considered to have a neutral impact on the character of the host dwelling and public realm.

The proposed development includes the use of render, horizontal cladding and grey uPVC fenestration. Page 55 of the BDG advises that materials used in alterations and extensions should match or enhance the quality of the host dwelling. In this instance, the existing hung tiles would be replaced with cladding, with the ground floor finished in a light render. The current frontage of the property appears somewhat dated; the introduction of the proposed material palette would provide a more contemporary finish and result in an enhancement to the visual appearance of the dwelling within the street scene. Furthermore, the proposed materials would be in keeping with the character of the surrounding area, where properties featuring rendered elevations and cladding are evident.

In conclusion, the proposal would appear proportionate and in keeping with the established pattern of development along the road. It would not result in overly dominant or visually intrusive additions and would therefore preserve the character and appearance of both the host dwelling and the wider street scene.

Neighbouring Amenity:

Overlooking:

The proposal would move the existing lounge window approximately 1.4m further forward. Figure 4.25 on page 47 of the BDG provides guidance on minimum separation distances to be retained in order to maintain privacy. The proposed front extension would result in a 28m separation gap between the front elevation of the host dwelling and front fenestration of no. 35, directly opposite the subject site. This well exceeds the recommended 10m minimum to be retained between dwellings facing each other. Therefore, the relocated front lounge window would not generate any detrimental loss of privacy impact to neighbouring properties.

The fenestration in the rear extension would be located approximately 4m closer to the rear site boundary. The BDG recommends a 22m minimum separation gap to be retained between back-to-back elevations. In this instance, a gap of more than 26m would be retained which is acceptable to ensure no adverse overlooking would be generated to the occupiers of neighbouring properties.

Loss of Light & Overbearing:

The proposed front extension would extend forward approximately 1.4m. No. 18 to the north of the site would not be adversely impacted by the proposal as there would be no change to the footprint along the northern shared boundary. While the existing flat roof would be replaced with a mono-pitch roof form, the adjoining garage of no. 18 aligns with the garage of the host dwelling, as such, the changes to the roof would not cause any detrimental overshadowing or overbearing impact to the occupants of the adjoining property.

In the existing arrangement, there is a separation gap of approximately 2.3m between the flank wall of the host dwelling and flank wall of the neighbouring property; no. 22. The proposed front extension would be a relatively modest addition to the property frontage which would retain the existing separation distance between the two properties and would align with the existing built form of the adjoining property. Given the separation distance and relationship between the two properties, the front extension would not generate any detrimental overshadowing or overbearing impact to the occupants of no. 22.

The proposed single-storey rear extension would project approximately 4m from the existing rear elevation. The BDG identifies the impact on neighbouring amenity as the primary consideration for such development and advises that extensions adjacent to a side boundary should not exceed 4m in depth. In this case, the extension would extend up to the northern shared boundary but would remain within the recommended maximum depth, thereby limiting any undue sense of enclosure or overbearing impact.

Furthermore, the proposal accords with BDG guidance in respect of height, as the eaves of the extension would not exceed 3m where located within 3m of the boundary. The use of a flat roof form further reduces the overall height compared to a traditional pitched roof design, resulting in a less visually intrusive addition. This approach would minimise the extent of overshadowing to the neighbouring property, whilst also reducing both the perceived and actual bulk of the development, thereby maintaining a relatively open aspect and safeguarding neighbouring living conditions.

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 policies Core Strategy Policies CP1 and CP3 and Section 4 of the Borough Design Guide. Accordingly, the proposal is considered to accord with relevant design guidance and would not result in any material adverse impact on the amenity of occupiers of the adjoining 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 impact the current parking arrangements which are considered acceptable to serve the proposed development.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. Following the construction of the rear extension, a garden depth of approximately 11m would be retained which is acceptable.

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 Environment Agency 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:

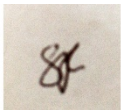
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Not required
Recommendation:	Approve
Date:	9 July 2026
Earliest date for decision:	11 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	10.7.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Westcott Ward

Wokingham Parish