

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251034
Site Address:	5 Wildcroft Drive, Wokingham, RG40 3HY
Expiry Date:	15 July 2025
Site Visit Date:	13 June 2025
Proposal: Householder application for the erection of a part two-storey, part single-storey front/side extension, a single-storey rear extension with roof lanterns, alterations to the main roof, replacement porch extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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 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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM10 - Flood Risk DM15 - Site History

Plan (JMWP)	
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design
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 Highways – Request further information.
WBC CIL – No comments received.
WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One letter of support received .

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the southern side of Wildcroft Drive, Wokingham. There is a mix of property styles along the road, with housing closer to the road entrance comprising 1960s dwellings, and more recent additions further north.

The host property is set back from the road behind a lawned area with soft landscaping and a block paved driveway providing off-street parking.

Typical materials along Wildcroft Drive include brick, hung tiles, timber detailing and render.

Proposal:

This application seeks approval for the erection of part two-storey, part first-storey front/side extension to form a front gable. Also proposed is a single-storey rear extension with a flat roof and two rooflights. A replacement pitched roof, timber porch would replace the existing flat roof porch. Also proposed are changes to the main roof that would replace the existing half-pitch with concealed flat roof above the existing side bedroom with a pitched roof which would tie into the new roof above the front/side extension.

Proposed materials include facing brickwork to match existing and sections of light render.

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:

The application site is located at the southern end of Wildcroft Drive, where properties consist of 1960s housing development. There is no uniform appearance to the layout of the surrounding properties, with a number having already benefitted from alterations and extensions in a variety of forms.

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 part single-storey, part two-storey front/side extension would consist of a ground floor extension which would infill space between the existing study and garage, and a first-floor extension above the newly created ground floor extension and existing garage. The extensions would not protrude beyond the existing building line of the garage and porch and the front gable would be set down from the main ridge line. This creates an

extension that appears subordinate to the main house and relates well to the existing built form within the street scene.

The proposed front pitched gable would tie into the newly created pitched roof above the existing side/rear bedroom which would replace and improve upon the existing half-pitch with concealed flat roof form. The proposed front/side extension and replacement roof would be more in-keeping with other properties within the local area which boast more traditional full pitch and hipped roof styles and the existing front pitched gables at nos. 1 and 9 Wildcroft Drive.

The additional built form to the frontage of the property would align with the western flank wall of the main house and would not disrupt the existing pattern of gaps between buildings and street rhythm. This would retain views into and beyond the site to the green backdrop of rear gardens and the mature trees located within Sand Martins Golf Club.

The proposed changes to the existing porch would retain the footprint and replace the existing flat roof with a timber framed pitched roof form with tiles. The changes would be sufficiently in-keeping with other porch styles within the street scene which include mono-pitched, inset and hipped. Therefore, the proposed changes to the porch would have no adverse impact on the character of the street scene.

The proposed material on the front gable would consist of facing brickwork to match the existing bricks, and light render to replace the existing hung tiles. The proposed materials are sympathetic to the material palette evidenced along Wildcroft Drive and are acceptable.

In summary, the proposed front/side extension and porch extension would not be overly dominant within the street scene and would cause no detrimental impact to the character of the host dwelling or local area.

The proposed single-storey rear extension would be more than 7m from the western site boundary and would align with the existing eastern flank wall. There would be limited views of the rear extension from the public realm as the existing built form of the host dwelling and first-floor side extension of no. 3 would largely obscure the development. Therefore, the rear extension would have no adverse impact on the character of the host dwelling or street scene.

Neighbouring Amenity:

Overlooking:

There is one first-floor window proposed in the front elevation to serve a bedroom. The window would be road facing and more than 23m from the front fenestration of no. 4 Wildcroft Drive. Page 47 of the BDG recommends a minimum 10m separation between front-to-front elevations, in order to maintain privacy and limit a sense of enclosure. Therefore, the proposed window would not generate any detrimental loss of privacy impact to neighbouring amenity.

There are two rooflights proposed in the flat roof of the rear single-storey extension to serve a family room. The eastern rooflight would be sited approximately 2.8m from the

shared boundary and more than 3.5m to the closest first-floor fenestration of no. 3 Wildcroft Drive. Therefore, due to the separation distance, there would be no adverse loss of privacy impact generated to the neighbouring property.

Loss of Light & Overbearing:

The first-floor element of the proposed front/side extension would extend the built form along the western side of the plot forwards by approximately 4.9m. The extension would be set in from the shared boundary by approximately 2.65m and more than 6m from the flank wall of no. 7 Wildcroft Drive. However, despite the significant separation distance, due to the neighbouring property (no. 7) being set back from, and at an angle to the host dwelling, the proposed extension at first-floor level would marginally breach a line of 45-degrees. The 45-degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach is not considered a robust reason for refusal given the significant separation distance between the properties and their orientation, which would result in any overshadowing being confined to the early mornings and the window having adequate access to natural light for the majority of the day.

The proposed single-storey rear extension would be located on the eastern side of the plot. Page 56 states that the primary consideration of rear extensions is impact upon neighbours and recommends 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary', and 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The rear extension would protrude approximately 3.47m to the rear and would be sited approximately 0.98m from the eastern shared boundary. The proposed eaves height would accord with the recommended maximum height of 3m set out in the BDG.

In addition, the neighbouring arrangement of built form, results in the existing neighbouring conservatory being sited close to the shared boundary and extending approximately 2m further to the rear than the proposed rear development. Therefore, due to the single-storey nature of the extension and surrounding built form, the proposed rear extension would not generate any adverse overbearing or overshadowing impacts.

Highway Access and Parking Provision:

The proposal would include extending into the existing carport. The council's Highways officer was consulted and raised no objection to the principle of development but recommended that part of the front garden be utilised to extend the driveway. Whilst this is duly noted, the number of habitable rooms will remain unchanged, and the existing level of driveway parking will be retained which is considered acceptable to serve the development. In addition, the removal of soft landscaping to the front of the dwelling would not be to the detriment of the semi-verdant character of the local area. As such, a revised parking plan was not requested.

Amenity Space:

The council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is useable. The rear extension would reduce the eastern side of the rear garden to approximately 14.4m in length, therefore, it is

considered that the remaining useable garden space would be sufficient and would provide a garden large enough for a family sized home.

Ecology:

The application site is located in an area suitable for bat roosts and a bat survey was conducted on 08/05/2025 by Chase Ecological Consultancy. Section 6 of the report summarised that the building has evidenced no suitable features of value to bats where the proposed development works shall take place and that no further assessment for bats is required.

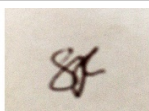
Conclusion:

For the reasons set out above, 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:	4 July 2025
Earliest date for decision:	13 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10.7.25