

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251742
Site Address:	Stoneyhurst, Milestone Avenue, Charvil, Wokingham, RG10 9TN
Expiry Date:	25 September 2025
Site Visit Date:	20 August 2025
Proposal: Householder application for the proposed erection of a part first- floor, part single-storey side extension and part single, part two- storey rear extension with balcony and 1no. roof lantern following demolition of existing single-storey rear extension. Erection of porch canopy, removal of front chimney, changes to fenestration and erection of a detached outbuilding.	

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 TB23 – Biodiversity and Development TB25 – Archaeology
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way 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
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002627	Proposed first floor side extension to dwelling.	Approved 16/07/2000
20540	Erection of dwelling house with integral garage.	Approved 05/01/1984

CONSULTATION RESPONSES

Internal

WBC Highways – No objection, subject to condition.
WBC Landscape and Trees – Objection.
WBC CIL – The proposal will be CIL liable.
WBC Ecology – No objection, subject to conditions.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One third party letter received which supports the overall renovation but has concerns relating to the extensions to the main property: - Loss of privacy to neighbour. - Overbearing.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on Milestone Avenue, Charvil, which is a public Right of Way. Milestone Avenue is a single-track road with properties located along the eastern side and open countryside to the west. The surrounding area is characterised by detached properties that vary in design and appearance and material palette. Typical materials include brick, brick detailing, render, timber cladding, timber detailing and hung tiles.

Proposal:

This application seeks approval for the erection of a part single, part two-storey rear extension, a part single, part two-storey side extension following the removal of the existing garage side extension, and a relocated entrance with porch canopy. The proposed roof above the proposed development to the rear of the dwelling would consist of a hipped to crown roof form. Also proposed is the removal of the existing chimney and changes to fenestration which includes a Juliet balcony in the rear elevation and roof lantern to serve a living room.

There is also a detached outbuilding proposed in the rear garden.

Note:

The proposal originally included the erection of new front boundary brick pillars, walls and metal railings with a central metal gate. This element of the scheme was out of

character with other boundary treatments along the road and upon request, was removed from the scheme. As such, the front walls and gates do not form part of this application.

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 forms one of a row of 29 dwellings located on the eastern side of Milestone Avenue. The immediate surroundings on the eastern side of the road boasts detached residential properties. There is no strong prevailing character on Milestone Avenue as there is a mixture of design, form and material palette.

CP3 states planning permission will be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design' and contributes 'to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping'.

The host dwelling is set within a substantial plot with a large front and rear garden. Dwellings along the immediate section of Milestone Avenue follow a shallow curve in the road which results in a non-linear, staggered arrangement with a varied building line. The proposed side extension would not encroach the building line of the host dwelling and would be set back approximately 1.28m from the existing front gable. Whilst it is acknowledged that the side extension would encroach the building line of adjoining neighbour; 'Upton Cottage', due to the staggered position of the properties, the host dwelling already extends beyond the neighbouring building line by more than 12m. Given the approximate 5m gap between the neighbouring property and proposed flank wall of the side extension, there are no concerns that a terracing effect would result from the development.

The proposed side extensions would be a subservient addition to the host dwelling by virtue of the setback position of the development and by retaining the eaves height of the existing dwelling. Whilst the ridge of the side extension would not be set down from the main ridge line, the ridge would align with the roof height of the southern side of the

dwelling. The overall design creates symmetry between the two side sections of built form either side of the front gable.

In addition, other changes and features are proposed to the property frontage which include the removal of the existing chimney, a repositioned front entrance sited centrally within the existing front gable, and a dormer in the side extension to replicate the existing pitched gable in the southern side of the main roof in the principal elevation. A large, glazed section is also proposed within the existing front gable would serve the stairs and landing. The feature would introduce a modern architectural feature which would not be out of keeping with other modern features that have been introduced to existing dwellings along the road. The design of the glazing is proportionate to the main house and is contained within the existing gable and is an acceptable addition to the property façade.

In summary, the proposed changes to the property frontage would have no detrimental impact on the character of the host dwelling or public realm.

The proposed rear extension would include a hipped to crown roof form and would align with the proposed roof height of the main house and side extension. R9 of the BDG states that the heights of residential buildings should 'respond to the prevailing heights and degree of variation in height in the local context'. There are two adjoining neighbours; a chalet-style bungalow approximately 9.5m to the south and a recently enlarged, two-storey property approximately 5m to the north. The proposed hip to crown roof form would respond sympathetically to the variation in height of properties within the local context and would not encroach the established roofline of houses along the street.

In addition, the proposed hipped to crown roof and rear extension would hold limited views from the street scene, by virtue of the roof of the host dwelling largely obstructing any views. Therefore, the proposed changes to the roof would not appear obtrusive or have an adverse impact on the character of the host dwelling or surrounding area. Moreover, by retaining the existing gaps from the buildings to the site's side boundaries (at first floor level), the proposal would not alter the existing rhythm of gaps in the street scene.

The proposal includes a detached outbuilding that would be located in the rear garden. The outbuilding would be used as a garden room and would measure approximately 8m in width, 3.65m in depth and 2.7m in height. The outbuilding would have a flat roof form and would be positioned close to the rear boundary. It would not be of such an excessive size that would adversely impact the existing open character of the garden. The building would be surrounded by mature vegetation and as such, it would have a limited visual impact upon the surrounding landscape.

Neighbouring Amenity:

Overlooking:

There is one dormer window proposed at first floor level in the front elevation to serve a bedroom and a section of glazing to serve the staircase. Directly opposite the site is open countryside, there are no properties. Views from the front fenestration would be similar to the views from the existing front dormer, therefore, this element of the scheme

would not result in any additional material harm over and above that which already exists and is acceptable.

There are two windows proposed at first floor level in the northern elevation to serve two bathrooms. A third party has raised concern regarding these windows resulting in a loss of privacy to the occupants of Upton Cottage. To mitigate any potential harmful overlooking impacts, it will be conditioned that the windows serving the bathrooms are obscurely glazed and limiting in opening height to protect the amenity of the occupants of the neighbouring property.

There is one Juliet balcony proposed at first floor level in the rear elevation to serve a bedroom and two rooflights proposed in the rear elevation of the roof to serve a loft room. The windows would face directly across the end sections of the rear gardens of properties along Charvil House Road. Applying guidance for two and three storeys for back to flank elevations, the BDG recommends a minimum separation distance of 15m to be retained to maintain privacy and limit a sense of enclosure. The proposed fenestration would provide oblique views of the rear garden of Stummbles which would be located approximately 17m to the southeast, which is acceptable.

In addition, the proposed fenestration would be similar to views from the two existing first floor rear bedroom windows, therefore, it is considered that the views will not cause any additional material harm to adjoining neighbours in terms of overbearing impact or loss of privacy to residential amenity and are therefore, acceptable.

There is also one lantern proposed in the rear extension to serve a kitchen. Due to the ground floor level and significant separation distances from neighbouring properties, there is no loss of privacy impact that would be generated by the roof lantern.

Loss of Light & Overbearing:

The proposed rear extension would extend approximately 5m from the rear of the existing garage. Page 56 of the BDG states that the primary consideration of rear extensions is impact upon neighbours and that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The BDG further specifies that for side extensions 'A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width'. The rear and side extension would retain a separation distance of approximately 1.9m from the northern shared boundary with Upton Cottage which would be approximately 5m to the northeast from the northern corner of the extension. Furthermore, the first floor of the extension would be set in from ground level by approximately 1.24m, which would result in a separation distance of more than 6m between first floor levels. Therefore, due to the significant separation distances between the host dwelling and closest properties, there would be no detrimental overshadowing impact that would be generated to neighbouring amenity.

One third party raised concern regarding the proposed extension resulting in overbearing impact to the occupants of Upton Cottage. As stated above, the separation distance between the proposed development and the neighbouring property are acceptable. In addition, the proposed roof form of the rear extension roof would be a hipped to crown roof form. The hipped roof form is less intrusive than a pitched roof and creates a softer, more gradual transition in height, with lower edges along the

roofline. This would reduce the amount of shadow cast onto the neighbouring property, as well as reducing the perceived and actual bulk of the built form. This helps to maintain a more open feel and would mitigate any adverse overbearing impact to the adjoining neighbours.

Highway Access and Parking Provision:

The proposed development proposes changes to the property frontage. The council's Highways officer raised no objection to the proposal, subject to a parking plan condition. However, as the front boundary walls and access gate have been removed from the proposal, the condition is not necessary.

Landscape and Trees:

Policy CC03 of the Managing Development Delivery Local Plan Policy states that development proposals should protect and retain existing trees, hedges and other landscape features, which is also reiterated in Policy TB24: 'Proposals shall retain or enhance the condition, character and features that contribute to the landscape'.

The council's Trees and Landscape officer was consulted and raised no objection to the proposed changes to the dwelling and garden room but did raise objection to the proposed front boundary treatment. They raise objection to the boundary treatment being out of keeping with the rural characteristics of the lane by introducing urban elements which would be *"visually dominant within the street scene. Neither has there been a suggestion of a high-quality replacement planting scheme as part of the application to help mitigate these changes. This is contrary to Core Strategy policy CP3 and Local Plan policies CC03 and TB21"*.

As with most of the properties in the vicinity, there is a strong verdant character, defined by mature trees, established hedging, lawns and shrubbery planting. Therefore, in order to conserve and respect the established character, the front walls and gates have been removed from the proposed scheme.

Ecology:

The application site is in an area suitable for bat roosts. A preliminary bat survey was submitted to support the application which concluded that emergence surveys were required to confirm the status of a known roost. Three bat dusk surveys were undertaken out between June and August two bats were seen emerging from the property. The ecologist noted that both bat roosts will be lost when the property is extended. As such, a licence from Natural England for development works affecting bats will need to be obtained before the works commence. The ecologist also states: *"If works to the building haven't commenced by May 2027, an updated bat survey may need to be carried out in order to inform a Natural England licence application (Natural England's advice is that a licence should be informed by information from the current or most recent bat-active season)"*.

The council's Ecology officer was consulted and raised no objection to the proposal, subject to a number of conditions that include a bat licence, submitted bat survey recommendations, retaining trees, Arboricultural Method Statement and Scheme of Works, landscaping scheme, lighting design strategy and incidental use of outbuilding.

In relation to the proposed outbuilding, the council's Ecologist commented:

"In order to support approval of the application I request the design (outbuilding) is amended to prevent light spill on the retained orchard habitat and the window on the side elevations are omitted to reduce light pollution on habitat that supports wildlife. I request an external lighting condition, landscaping and retention conditions are imposed to reduce the impacts of the garden building in line with the NPPF and planning policy".

Whilst this is noted, the trees within the rear garden are not protected and could be removed if the applicant so wished. However, in line with the NPPF and planning policy, a condition to provide lighting details to prevent light spill from the garden room will be required to reduce light pollution to habitat that supports wildlife. The condition will require lighting design details for the outbuilding to be submitted and approved by the Local Planning Authority before lighting is installed. It is not necessary to condition the bat licence, as this already forms part of the mitigation within the bat survey which will be conditioned and is the responsibility of Natural England to grant. However, the applicant should note that bats are protected by law and thus take a priority within planning. It is a criminal offence to damage bats during building works. This includes obstructing access to a bat roost or disturbing bats themselves. As bats have been found in the property, it will also be necessary and reasonable to condition construction times for any works to the main roof.

Conclusion:

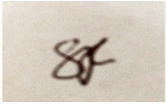
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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, 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:	Yes
Recommendation:	Approve
Date:	23 September 2025

Earliest date for decision:	21 August 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	9.10.25

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 2

- 1 Countryside Countryside
- 2 Limited Development Locations Charvil

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

- 1 Public Rights of Way in Wokingham Borough Public Rights of Way Officer, Green Infrastructure Team Byway open to all traffic

EA Groundwater Zones | Total count: 1

- 1 Groundwater Consultation Zones Groundwater Consultation Zone 3 Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Bat Roost Habitat Suitability | Total count: 4

- 1 Bat survey required for planning applications that involve roof modification or demolition.QP497 Ecology Officer, Green Infrastructure Team
- 2 Bat survey required for planning applications that involve roof modification or demolition.QP498 Ecology Officer, Green Infrastructure Team
- 3 Bat survey required for planning applications that involve roof modification or demolition.QQ498 Ecology Officer, Green Infrastructure Team
- 4 Bat survey required for planning applications that involve roof modification or demolition.QR497 Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

- 1 Great Crested Newt Impact Risk Zone Green Consult NatureSpace for Major developments only

Landscape Character Assessment 2019 | Total count: 1

- 1 Landscape Character Assessment 2019 Sonning Wooded Chalk Slopes

Archaeological Sites Consultation Zone | Total count: 1

1 Archaeological Site 94

Wards | Total count: 1

1 Thames Ward 0 m

Parishes | Total count: 2

1 Charvil CP 0 m

2 Sonning CP 1.9 m