

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252023
Site Address:	23 Cotterell Gardens, Twyford, Wokingham, RG10 0XP
Expiry Date:	18 October 2025
Site Visit Date:	5 September 2025
Proposal: Householder application for the proposed erection of a single storey infill extension between house and garage along with changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP5 – Housing Mix, Density and Affordability CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
071177	Proposed erection of two storey side extension, single storey rear extension and single storey double garage to dwelling plus conversion of existing garage.	18 July 2007 Refused
071827	Proposed erection of single storey rear extension, conversion of existing garage and erection of detached garage.	27 November 2007 Approved

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council have no comment.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site consists of large, detached dwelling located at the end of a cul-de-sac within the major development location of Twyford.

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, in the major development location of Twyford 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:

CP1 of the Core Strategy requires the proposed erection of a single storey infill extension between house and garage along with changes to fenestration to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed erection of a single storey infill extension between house and garage along with changes to fenestration to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

R23 in the Borough Design Guide states that *‘Alterations and extensions should be well designed; respond positively to the original building; contribute positively to the local character; and relate well to neighbouring properties.’* And that *‘Side extensions should not generally project forward of the building line on the street frontage.’*

The proposed single storey extension complies with the Borough Design Guide as it will be located on the east side of the property and is proposed to be set back around c.0.59m from the front building line. The proposed single storey extension will infill the gap between the house and garage, measuring c.2.93m in height, incorporating a flat roof and with a total area of c.58.32sq m.

The materials used to construct the building will be made to match the main building. The proposed materials are identified on the application form to consist of external brick walls to match the existing, rosewood PVC external windows and doors with colour and style to match the existing and single-ply EDPM flat black colour roof.

Considering the modest scale of the extension an compliance with the Borough Design Guide as well as CP1 and CP3 of the Core Strategy, there will be no detrimental harm to the character and appearance of the area.

Neighbouring Amenity:

CP3 of the Core Strategy states that the proposed single storey infill extension should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

There will be no overlooking into neighbouring properties as the proposed extension is single storey and there is an insufficient arc of outlook due to the angle of skylights to afford clear views to neighbouring habitable rooms. Furthermore, the height of the proposed single storey extension and those windows proposed are incapable of overlooking directly into the neighbouring property (no.24)

Loss of Light:

There is no loss of light on the neighbouring properties due to the proposed single storey being of a modest height and well separated away from neighbouring dwellings.

Overbearing:

The proposed single storey extension is located behind the existing garage and set back from the existing building line, therefore it will not appear as a visually dominating or overbearing feature from the neighbouring property (no.24 Cotterell Gardens).

Amenity Space:

R16 of the Borough Design Guide states *“The Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable.”* The proposed single storey infill extension will result in a modest loss of garden space on the east side of the property, however there is sufficient space remaining with c.16.84m in depth and c.12.36m in width which accords with R16.

Conclusion:

In conclusion, the proposed single storey infill extension would not detrimentally harm the character and appearance of the area, would not harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it is recommended for approval subject to conditions.

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:	13 October 2025
Earliest date for decision:	17 September 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.10.2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant

Mineral Safeguarding Areas

Major Nuclear Sites Consultation Zone

BGS Radon Affected Areas

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zones

SSSI Impact Risk Zones

Aerodrome Safeguarding: Heathrow Consultation Zone