

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251405
Site Address:	45 Frog Hall Drive, Wokingham, RG40 2LE
Expiry Date:	8 August 2025
Site Visit Date:	19 June 2025
Proposal: Householder application for the removal of the existing porch and southern gable, erection of a single-storey front extension and erection of a one-and-a-half storey side extension. Changes to fenestration are also proposed.	

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

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt CP13 – Town Centres and Shopping CP14 – Growth and Renaissance of Wokingham Town Centre CP15 – Employment Development CP17 – Housing Delivery

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 TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	NA
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
120949	Proposed demolition of garage and conservatory, erection of single storey side extension with mezzanine, rooflights, porch to front extension, plus extension of driveway hardstanding.	Approved 03/05/2012

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
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	No comments received.

APPRAISAL

Site Description:

The application site consists of a large, detached bungalow with accommodation in the roof. The site consists of a dwelling and existing outbuildings set within generous verdant grounds. The application site is located towards the end of the road, opposite the communal parking area for the apartments at Frog Hall.

Dwellings along the central and northern sections of the road are similar in appearance and design and comprise mainly two-storey Mid-20th century housing. Properties surrounding the application site are largely bungalows set within substantially larger plots. Many of the bungalows have been altered and extended to such a degree that there is no uniformity to their design, form or appearance.

Proposal:

This application seeks approval for the erection of a single-storey front extension following the removal of the existing porch. Also proposed is the removal of the southern gable and the erection of a one and a half story side extension with a dual pitch roof form to provide first-floor habitable accommodation.

The proposed materials include render to match existing and vertical timber cladding.

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 in principle 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:

Towards the southern end of Frog Hall Drive, properties exhibit a wide variety of forms, layout and design styles. The proposed changes to the host dwelling represent a modern interpretation of a traditional building form.

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 removal of the existing porch and erection of a single-storey extension would serve an enlarged entrance area. The extension would have a pitched roof form, similar to the existing porch. The extension would appear as subservient to the main dwelling by being set down from the main ridge line by approximately 1.5m and retaining the same eaves height as the main house. In addition, there are examples of front porch extensions of various sizes and designs within the surrounding street scene.

The proposed removal of the southern gable and enlarged replacement gable would increase the floorspace at ground floor level by extending the southern flank wall approximately 1.39m further south. The proposal would not alter the existing principal building line of the host dwelling but would increase the gable ridge to above that of the main house. Due to the increased roof height of the new side extension, the proposal cannot be viewed as a subservient addition in this instance.

The BDG states that any alteration and extension to an existing building should be well-designed, respond positively to the original building, contribute positively to the local character and street scene, and relate well to the neighbouring properties.

Although the increased height of the gable would not represent a subordinate addition to the property, the increase of approximately 1.4m would be marginal within the immediate local area. 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'. Within close proximity to the host dwelling are examples of properties that have increased the height of sections of the main roof to exceed the original ridge height. These include nos. 41 and 47a. The proposed height of the southern gable would not exceed the maximum roof height of these surrounding properties. Therefore, the 1.4m increase in height would respond sympathetically to the variation in height of the neighbouring houses and would not encroach the established roofline of properties along the road.

The proposed asymmetric gable would hold a contemporary appearance within the street scene and would include a run of high-level glazing along a section of wall that would protrude above the main roof line. Whilst this would not respect the style of the existing casement windows, R4.11 of the BDG outlines how extensions can compliment an existing building by adopting a carefully considered contrast. The side gable is an example of a contrasting design style; however, it has been carefully considered by replicating the contemporary features into the original house through the introduction of vertical timber cladding onto the porch to create a more unified and cohesive finish.

In summary, the changes to the frontage of the property adopt a contemporary design approach which would not be overly dominant within the public realm given the mixed character of the Frog Hall Drive area as a whole. It is considered that the addition of the raised gable and front extension would have an acceptable impact on the character of the host dwelling and local area.

Neighbouring Amenity:

Overlooking:

The proposed southern gable includes a large section of glazing in the front elevation that would serve two bedrooms. Directly opposite the site is the communal parking area for the Frog Hall apartments, however, there is no view of the site from the host dwelling due to the existing dense mature trees and hedging that boarder the plot. Therefore, no detrimental loss of privacy would be generated by the installation of the front facing glazing.

A large section of glazing is also proposed in the rear elevation of the gable to serve two bedrooms. To the rear of the host dwelling are nos. 20, 21 and 22 Tattersall Close. The proposed rear fenestration of these properties would be more than 26m from the proposed glazing. Page 47 of the BDG recommends that a minimum 22m separation distance should be retained between back-to-back elevations in order to maintain privacy. In addition, the rear shared boundaries benefit from mature trees and hedging which provides natural screening of the development. Therefore, due to the site context and separation distances, the installation of the proposed fenestration would not cause any adverse overlooking impact to neighbouring amenity.

There is also one rooflight proposed in the southern slope of the replacement gable to serve a bathroom. As this is a non-habitable room and faces the front driveway of no. 47 Frog Hall Drive, there are no adverse loss of privacy impacts that would be generated.

Loss of Light & Overbearing:

In terms of overbearing and loss of light impacts, the proposed extensions are suitably located and of modest proportions not to pose any unreasonable concerns to any neighbouring properties.

Highway Access and Parking Provision:

There is no net increase in the number of habitable rooms and the existing garage will be retained. The council's Highways officer was consulted and raised no objection to the proposal. They concluded that the driveway will remain suitable for three vehicles and there is no additional demand for parking expected, which is acceptable.

Ecology:

The application site is located in an area suitable for bat roosts and a Preliminary Bat Roost Assessment was submitted to support the application. The ecologist concluded:

"The property had potential bat access points in the form of narrow gaps behind uPVC soffits on the northern gables. However, no potential access points leading inside the roof void were identified and no bat droppings were found internally so the presence of void-dwelling bats is considered highly unlikely.

The development proposals are considered highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. As such, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully. In the unlikely event that bats are encountered during the construction activities, the works must stop immediately and a licensed ecologist should be called to site to attend to the bat and provide advice on how to proceed".

Conclusion:

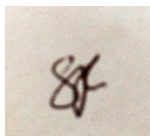
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance, subject to conditions.

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, 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:	24 June 2025
Earliest date for decision:	8 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	31.7.25