

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260867
Site Address:	3 Arun Close, Winnersh, Wokingham, RG41 5PG
Expiry Date:	23 June 2026
Site Visit Date:	14 May 2026
Proposal: Householder application for the proposed erection of single storey front and rear extensions, plus replacement of existing single storey roof to the side.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
071818	Proposed single storey front and rear extensions to dwelling	
072760	Proposed single storey front and rear extensions to dwelling.	Withdrawn
090283	Proposed variation of condition 4 of planning consent F/2007/2451 for the conversion of existing garage to habitable room	Approve
260348	Application for a certificate of lawfulness for the proposed insertion of rear dormer and roof lights to facilitate the conversion of the loft to create habitable accommodation.	Approve

CONSULTATION RESPONSES

Internal

N/a

External

N/a

REPRESENTATIONS

Parish/Town Council	Winnersh Town Council – no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two-storey detached dwelling situated within an established residential cul-de-sac in Winnersh. The property is constructed of red brick with a tiled pitched roof and benefits from an attached single-storey side element, as well as private front and rear amenity space. Off-street parking for two vehicles is provided on the front driveway.

The surrounding area is predominantly residential in character, comprising detached and semi-detached dwellings of broadly similar scale, form and appearance. While the street exhibits a cohesive architectural style, a number of properties have been extended or altered, resulting in a varied built form.

Proposal description:

Application seeks planning permission for the single storey front extension (c5.11 x 0.65m), single storey rear dog leg extension and replacement of side roof, from pitched to mansard.

The proposed rear extension would incorporate a mansard style roof with a maximum height of c.3.5m and would project to form a dog-leg extension measuring c.2.1m by c.4.0m projection for the entire width of the house. Two rooflights are proposed within the flat aspect of the roof.

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:

Single story front:

The proposed front extension would project c.0.65m, aligning with the existing forward-most element of the principle elevation. Given its modest footprint (c. 0.65m x 5.1m) and the use of matching materials, the extension would appear proportionate and sympathetic to the host dwelling.

The dwelling sits c.20.5m from the highway, ensuring the extension would not appear visually intrusive within the street scene.

The proposal is therefore considered to preserve the character and appearance of the area due to its limited scale and set back from the public realm.

Single story rear extension:

The proposed rear extension with no. 2 roof lights would not be visible from the public realm due to its position at the rear of the property. The mansard roof form, modest height (c.3.5m) and overall footprint (c.31.3sqm) ensure the extension remains subordinate to the host dwelling.

Given the varied pattern of rear extensions within the cul-de-sac, the proposal would not appear out of keeping with the established character.

Replacement roof:

The replacement mansard roof to the existing single-storey side element would be marginally lower than the existing pitched roof form at its maximum height (c. 0.2m). This replacement would be largely screened by the taller pitched roof form above the garage conversion on principle elevation.

Overall, the proposal is considered to comply with Policies CP1 and CP3 of the Core Strategy and the Borough Design Guide

Neighbouring amenity:

Overlooking:

The proposed development would not introduce any side-facing windows capable of giving rise to overlooking. The proposed rooflights are positioned within the flat roof section serving the rear extension and would not result in unacceptable overlooking of neighbouring properties. Existing and proposed rear-facing openings would continue to overlook the application site's private rear garden. Accordingly, the proposal is not considered to result in any material loss of privacy.

Loss of Light/overbearing:

The proposed front extension is a narrow single-storey with a projection of c.0.65 m located on the side of the north side of the dwelling. Despite exceeding the building line of no.4 by c1.5m, the dwellings would maintain a separation distance of c2.2m. Given its minimal footprint, single storey nature and the maintenance of the existing flank to

flank relationship, it would not give rise to any meaningful loss of light or appear overbearing to the occupiers of No. 4.

The rear dog-leg extension would project c4m to the north, adjacent to no. 4, and c2.1m to the south, adjacent to no. 2, and would span the width of the existing dwelling, with a maximum height of c3.5m with the addition of 2 roof lights on the flat portion of the mansard roof.

No. 3 is set back from No. 2, and the existing rear elevation of No. 3 already projects c. 8 m beyond the rear building line of No. 2. The proposed extension would increase this to c.10.1 m, but the dwellings are separated by c2.2 m flank-to-flank, and the extension remains single-storey. As such, the additional projection would not materially worsen light levels or outlook for No. 2, nor would it create an oppressive or overbearing relationship.

The replacement of the existing pitched roof with a mansard form would alter the distribution of roof height along the side elevation. While the mansard roof would introduce an increase of c.0.5 m in roof height closer to the boundary with No. 2, the maximum height of the roof would not be reached until it is set back c.3 m from the flank of No.2. As such, although a slightly taller roof profile would be present nearer to the boundary than the existing arrangement, the increase is limited and the perceived massing at the point closest to No. 2 remains modest. The proposal is therefore not considered to result in any harmful loss of light or an overbearing impact.

To the rear, the proposed extension would retain a separation distance of c.11.5 m to the flank wall of No. 24. Given this separation and the single-storey nature of the extension, the proposal would not result in any harmful loss of light, outlook or overbearing impact to dwelling to the rear.

Accordingly, the development is not considered to result in an unacceptable loss of light or overbearing impact on neighbouring occupiers and complies with Policy CP3 of the Core Strategy and the Borough Design Guide.

Highway Access and Parking Provision:

The proposal would not increase the number of habitable rooms that would be likely to generate additional parking demand. The existing off-street parking arrangements would remain available and are considered sufficient to accommodate the development. Accordingly, no objections are raised on highway or parking grounds.

Amenity Space

Whilst the proposal would result in a reduction in the size of the private rear garden, a substantial area of private amenity space of c.113.4sqm would remain available for the enjoyment of future occupiers. This is considered adequate to meet the needs of the dwelling, and the proposal would therefore provide an acceptable level of private outdoor amenity space.

Ecology:

A Preliminary Roosting Assessment was submitted alongside plans with this application, it concluded “that there is negligible potential for roosting bats within the property or garage”. As such, there is no ecological objections to this application.

Conclusion

For the reasons stated above this application is recommended for approval.

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:	16 June 2026
Earliest date for decision:	20 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	17 June 2026