

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261631
Site Address:	13 Evendons Lane, Wokingham, Wokingham, RG41 4AA
Expiry Date:	16 September 2026
Site Visit Date:	27 July 2026
Proposal: Householder application for the erection of a part single-storey, part two-storey front extension, a two-storey side extension and a part single-storey, part two-storey rear extension including roof lights, roof lantern and Juliet balcony, following the removal of the detached garage and single-storey side extension.	

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 TB23 – Biodiversity and Development
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
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

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 is located within a Major Development Location and comprises a two-storey semi-detached dwelling situated on a side street to the northern side of Evendons Lane. The property forms part of a small row of semi-detached dwellings constructed in the mid-twentieth century. While these properties were originally built to a uniform design, many have since been altered and extended, resulting in a more varied street scene.

The host dwelling and neighbouring properties were originally constructed using a consistent palette of materials, including red brick, hanging tiles and concrete roof tiles. However, subsequent alterations to surrounding properties have introduced a broader range of materials, including rendered finishes and timber cladding, contributing to the more varied character of the streetscape.

Proposal:

This application seeks approval for the erection of a part two-storey, part single-storey front extension, a two-storey side extension and a part single-storey, part two-storey rear extension. The single-storey rear extension would include rooflights and roof lantern and a Juliet balcony in the first-floor rear extension. The existing detached garage and single-storey side extension would be removed to facilitate the development.

Proposed materials include facing brickwork and concrete roof tiles to match the main house.

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.

Character of the Area:

The proposal comprises the demolition of the existing detached garage and single-storey side extension, together with the erection of extensions to the front, side and rear of the dwelling.

Policy CP3 of the Core Strategy requires development to be appropriate in terms of its scale, massing, layout, built form, height, materials and character, and to achieve a high standard of design without causing detriment to the amenities of adjoining occupiers.

The application site forms part of a row of mid-twentieth century semi-detached dwellings which would originally have exhibited a uniform appearance and design. Over time, however, several of the surrounding properties have been altered and extended in a variety of forms and styles. As a result, the row no longer presents a wholly uniform character, with a more varied pattern of development now evident within the street scene.

The proposed front extensions would project approximately 1.56m forward of the principal elevation to create an enclosed entrance area, together with an open-sided porch projecting a further 1.92m. A storage area would also be created to the front of the dwelling, projecting approximately 2.5m and incorporating garage-style doors. At first-floor level, the extension would project approximately 1.56m forward and would incorporate a hipped front gable feature.

Section 4 of the Borough Design Guide (BDG) advises that front extensions are generally acceptable where a property is set well back from the street frontage or where it sits behind the prevailing building line. In this case, the host dwelling forms part of a staggered pattern of development resulting from the curved alignment of the road. Consequently, there is no single, consistent building line along the street. Properties to the north, including nos. 9 and 11, are positioned more than 9m further forward than the host dwelling, whilst nos. 17 and 17A to the south are approximately 2m further forward.

Given this existing arrangement, the proposed front extensions would not appear as an unacceptable encroachment into the street scene and would remain approximately 6m behind the foremost building line established by no. 11. The design of the proposed porch, incorporating a pitched tiled roof supported by brick and timber posts, would reflect features found elsewhere within the locality. Several nearby dwellings, including nos. 7, 9 and 11, have already been extended to the front with porch additions incorporating pitched and hipped roof forms. The proposed frontage alterations are therefore considered to be sympathetic to the prevailing character of the area and consistent with the varied appearance of the surrounding properties.

Whilst the proposal would increase the amount of built form on the site, this must be considered in the context of the demolition of the existing detached garage and single-storey side extension. These structures currently extend to the northern boundary, whereas the proposed side extension would be set approximately 1m from the shared

boundary. This separation would maintain visual spacing between buildings, avoid any perception of a terracing effect and provide opportunities for views through to the vegetation and trees located within rear gardens. In this regard, the BDG recognises that such a "green backdrop" makes a significant contribution to local character, with built development often viewed against a predominantly vegetated setting.

The proposed rear extension would be located more than 27m from the road frontage and would be largely screened by the proposed two-storey side extension. Consequently, it would have limited visibility within the public realm and would not materially affect the character or appearance of either the host dwelling or the wider area.

The proposed materials comprise facing brickwork and concrete roof tiles to match the existing dwelling. The proposed fenestration including Juliet balcony, would be constructed from uPVC or powder-coated aluminium, both of which would be in-keeping with the material palette of other fenestration within the vicinity. The porch would incorporate brick piers and timber posts, reflecting design elements found on neighbouring properties, including no. 11 which features timber detailing to its porch and bay window. Given the varied palette of materials evident within the surrounding street scene, the proposed materials are considered appropriate and would integrate satisfactorily with both the host dwelling and the wider area.

Neighbouring Amenity:

Overlooking:

The proposed front extensions would introduce two first-floor windows within the front elevation and a further window within the front side return, serving a bedroom. There are no residential properties directly opposite the application site. Instead, the outlook is towards the outdoor play area of Evendons Primary School, located more than 38m from the proposed windows and screened by established hedging and trees. Consequently, the proposed fenestration would not result in any harmful loss of privacy or overlooking.

The side-facing window within the front extension would overlook the driveway area of no. 15 Evendons Lane. This part of the neighbouring property is already openly visible from the public highway and is separated from the application site by an established evergreen hedge, which provides effective screening. As such, the window would not give rise to any unacceptable overlooking or loss of privacy.

The proposed two-storey side extension would incorporate two first-floor side-facing windows serving a landing and a bedroom. In respect of the landing window, this would serve a non-habitable circulation space and is therefore not considered to give rise to harmful overlooking. Landings are areas through which occupants typically pass for short periods rather than spaces where significant time is spent, and consequently the opportunity for sustained views towards neighbouring properties would be limited.

The proposed bedroom window would be positioned forward of the rear building line of the adjoining property, no. 11 Evendons Lane, such that its outlook would be directed primarily towards the neighbouring flank elevation. The two first-floor windows within this elevation, located opposite the proposed bedroom window, serve a bathroom and

an en-suite bathroom, both of which are non-habitable rooms. As such, the proposed fenestration would not result in detrimental overlooking of neighbouring habitable accommodation but rather views towards obscurely glazed bathroom windows. Whilst the bedroom window would also afford some oblique views towards the neighbouring rear garden, these views would be comparable to those typically experienced from first-floor rear-facing windows in residential areas and would not result in an unacceptable loss of privacy. Accordingly, the proposed first-floor side-facing fenestration is not considered to give rise to harmful impacts on the residential amenity of neighbouring occupiers in terms of overlooking or loss of privacy.

The development would also include rooflights and a roof lantern within the single-storey rear extension serving the proposed kitchen/dining area. Given the separation distances to neighbouring properties, with the nearest rear-facing windows located more than 4m away, it is not considered that these features would result in any material loss of privacy to adjoining occupiers.

To the rear, the proposal would introduce a Juliet balcony serving a bedroom together with two additional first-floor windows serving a bathroom and en-suite. The Juliet balcony would not provide a raised external amenity space and would afford views comparable to those already available from the existing rear-facing bedroom window. Consequently, it would not result in overlooking beyond that which currently exists. The proposed rear windows would serve non-habitable rooms and would not give rise to any unacceptable loss of privacy. Overall, the proposal is not considered to result in any undue overlooking or adverse impact upon neighbouring residential amenity.

Loss of Light & Overbearing:

The proposed extensions have been designed to move built form approximately 1m away from the northern shared boundary. This accords with the BDG, which advises that a minimum 1m gap should be retained between a building and the site boundary to maintain visual separation and reduce potential impacts on neighbouring occupiers.

The single-storey rear extension would comprise a pitched roof element along the northern side of the site and a flat roof element along the southern side. The pitched roof section would have an eaves height of approximately 2.5m, comfortably within the BDG guideline of a maximum 3m eaves height adjacent to a boundary. Furthermore, the roof has been designed so that its lowest edge runs parallel to the shared boundary with no. 11, thereby reducing its perceived bulk and limiting any sense of enclosure or overshadowing. As such, the extension is not considered likely to result in any significant loss of light or overbearing impact to the occupants of no. 11.

The flat-roofed element adjoining the southern boundary would have a maximum height of approximately 3m. Whilst this part of the extension would extend to the boundary, the neighbouring property, no. 15 Evendons Lane, already benefits from a conservatory extending along the shared boundary. Although the proposed extension would project approximately 1.5m beyond the rear wall of the conservatory, its single-storey scale and flat roof design would minimise its visual impact. The flat roof form significantly reduces the overall bulk and massing of the development and is considered less intrusive than an equivalent pitched roof design. Accordingly, the proposal would not result in an unacceptable loss of light or an undue sense of enclosure to the occupants of no. 15.

In respect of the proposed two-storey side extension, this element would be set approximately 1m from the northern boundary with no. 11. The BRE publication *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BR209)* is commonly used as a guide when considering potential daylight and sunlight impacts, although it is advisory rather than mandatory.

It is acknowledged that the proposed first-floor extension would result in a limited breach of the 45-degree guideline when assessed from no. 11. However, the extent of the breach is modest and must be considered in the context of the existing relationship between the properties. No. 11 is positioned approximately 9m further forward than the application dwelling, which significantly influences the spatial relationship between the two properties. Given this arrangement, together with the 1m boundary offset and the relatively minor nature of the breach, it is not considered that the proposal would result in a material loss of daylight or an unacceptable overbearing impact. Furthermore, having regard to the orientation of the site and the relationship between the dwellings, no. 11 would continue to receive adequate levels of natural light.

The proposed front extension would be located adjacent to the flank elevation of no. 11. The windows within this elevation comprise two first-floor bathroom windows and two ground-floor windows serving a utility room and WC, as shown on approved plan EL-R00-PR-102 associated with planning permission 210371. Given the secondary nature of these rooms and the relationship between the proposed extension and the neighbouring property, the development would not give rise to any significant loss of light, overshadowing or overbearing impact.

Overall, it is considered that the proposal would not result in an unacceptable loss of light or amenity to neighbouring occupiers and would therefore accord with Policy CP3 of the Core Strategy and the guidance contained within the BDG.

Highway Access and Parking Provision:

While the proposal would increase the number of bedrooms, the overall number of rooms would remain unchanged. The proposal would incorporate changes to the property frontage. As existing, the property benefits from a substantial driveway that provides on-site parking. Following the construction of the development, the driveway would maintain adequate parking for three vehicles which is sufficient to serve the proposed development.

Ecology:

The application site is in an area of bat roost habitat suitability. A Preliminary Roost Assessment (John Wenman, Oct 2025) was submitted. The Ecologist concluded that the proposal would directly impact the roof void and potential access points/roost sites at the northeast gable. Construction activities could therefore lead to direct/indirect disturbance, injury and/or death of bats and further surveys were recommended. A Bat Emergence Survey was carried out (John Wenman, June 2026) and concluded that the side and rear extension with associated alterations to the roof would result in the permanent damage of a common pipistrelle day roost. Section 6 and 7 of the report sets out the recommendations to mitigate the impacts of the proposed development.

It will therefore be necessary and reasonable that the Mitigation and Compensation of the report is secured via condition to ensure that the protected species are protected prior, during and after the construction of the proposed development.

Conclusion:

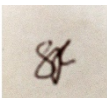
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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 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:	7 September 2026
Earliest date for decision:	18 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	14.9.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Rights of Way Improvement Plan – New Cycleway

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zone – Amber

Evendons Ward

Wokingham Parish