

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252093
Site Address:	18 Stanley Road, Wokingham, Wokingham, RG40 1SX
Expiry Date:	30 October 2025
Site Visit Date:	4 September 2025
Proposal: Householder application for the proposed erection of single storey rear and side extension with 2no. rooflights following demolition of existing rear mono pitch roof, changes to fenestration and additional side entrance porch canopy.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
182189	Application for a certificate of lawfulness for the proposed loft conversion consisting of flat roof dormer to rear elevation and two rooflights to front elevation.	Approved 24/08/18

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey semi-detached dwelling.

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: A new side door with a small canopy would be included on the left side of the property. Such would not be visible from the public realm given it would be significant set back from the road and the side gate would act as screening, thus no harm.

The BDG states *“a gap should be retained between the building line site boundary, and this should be a minimum of 1m in width”*. The flat roof single storey side extension would be approx. 1m from the side boundary of no.16, thus complying with the BDG. Given the side extension is located to the rear it wouldn't be visible from public locations. Hence, the proposal would not have any adverse impact on the character of the host property or surrounding area.

The flat single storey roof rear extension does not exceed the recommended 4m depth for extensions within the Borough Design Guide as the depth is approx. 3m. With it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have any adverse impact on the character of the host property or surrounding area.

Both extensions are minor and subservient features, which would harm the character of the area.

Neighbouring Amenity:

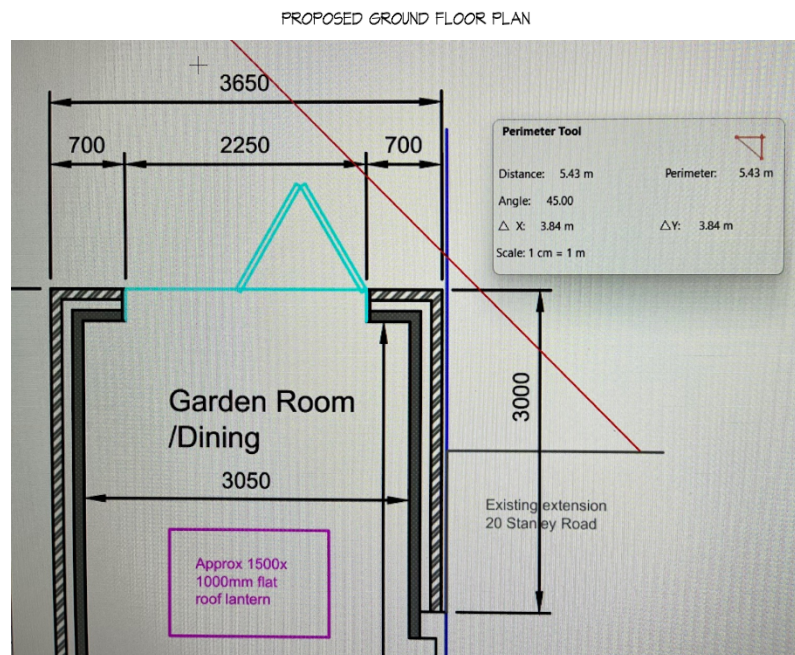
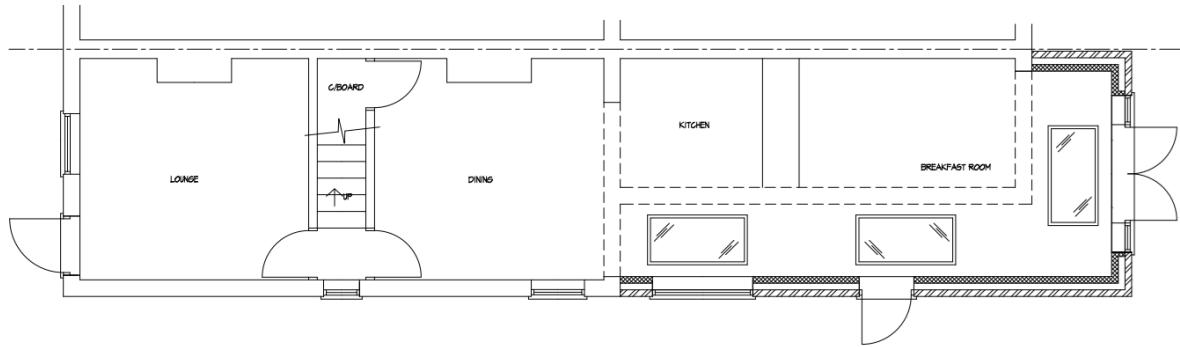
Overlooking: The side door would face the blank side wall of no.16, thus no overlooking concerns.

The proposed bi-folding door would have a similar outlook to the existing double doors and with the existing fencing would be high enough to mitigate any overlooking, there is no significant harmful impact in terms of potential privacy issues or overlooking concerns.

The proposed ground floor high-level window on the left-hand side elevation facing

no.16 would not result in harmful overlooking given the outlook would of such window would be minuscule and would be 1m from the side boundary as well as the fencing acting as screening.

Loss of Light: The rear extension would project forward of no.20 building line by approx. 1.50m. Given the rear extension would be up to the boundary of no.20, there is potential loss of light to the breakfast room (ref:193183-see below). When a 45° line is drawn from the centre of no.20 double doors, the proposal would comply with the 45° rule, therefore no.20 would still have adequate access to natural light.



Given the rear/side extension would be 1m from the side boundary of no.16, which complies with the BDG, such allows for adequate natural light to reach the rear and side windows of no.16.

Overbearing: It recommended that the height of extensions should be no more than 3m when adjacent to the boundary in the Borough Design Guide. The height of the rear extension would be 2.94m, thus complying with the BDG. The height of no.20 rear extension would be 3.20m in height, thus 0.26m smaller in height. Therefore, given the above considerations it would not be considered overbearing.

Given the rear/side extension would be 1m from the side boundary of no.16, which

complies with the BDG, such allows for sufficient breathing space and would not considered to be overbearing.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. The proposal will not affect the existing parking.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Amenity Space: The proposal reduces the amount of amenity space available to the property but would still have more than 12m of garden space, thus complying with the BDG.

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:	22 October 2025
Earliest date for decision:	25 September 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	22 October 2025

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

#	NAME
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1	Within Major Development Locations
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2	Within Major Development Locations
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3	Within All Development Locations
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Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
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1	Major Development Locations	Wokingham
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Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
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1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone
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Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 2

#	Description
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1 Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

2 Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 2

Height Band Wind TurbineAviation

1 All works exceeding 150 metres (492.1 feet) YES YES

2 All works exceeding 150 metres (492.1 feet) YES YES

Great Crested Newt Impact Risk Zones | Total count: 1

FEATURE_TYPE FEATURE_NAME CONSULT

1 Great Crested Newt Impact Risk Zone AmberFor Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

IRZURL

1 [https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000430000&res=11401&location=482386,169164%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000430000&res=11401&location=482386,169164%20(IRZ%20polygon%20centre))

Water Utility Consultation Zones | Total count: 1

FEATURE_TYPE FEATURE_NAME CONSULT_WHEN

1 Water Utility Consultation Zone South East Water Supply Area New dwellings

Landscape Character Assessment 2019 | Total count: 1

FEATURE_TYPE Name

1 Landscape Character Assessment 2019 Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	Norreys Ward		0 m
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Parishes | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	Wokingham CP		0 m
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