

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250622
Site Address:	36 Oxford Road, Wokingham, RG41 2XZ
Expiry Date:	9 May 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for proposed single storey front and porch extension, façade alterations, internal alterations and all associated works.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Wokingham)
Tree Preservation Orders
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Electricity Sub Station

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 CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
992239	Proposed Two Storey Side Extension To Dwelling	Approved 14/09/1999
200713	Application for a certificate of lawfulness for the proposed erection of a outbuilding to the rear of existing dwelling.	Approved 01/05/2020

210702	Application for a certificate of lawfulness for the proposed part single, part two storey rear extension to the existing dwelling.	17/05/2021
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC Landscape and Trees – No objection subject to conditions. *Officer comments: This will be assessed within the main report.*

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension (2m x 8.8m) to provide an office, porch and shower room. Plus, changes to fenestration.

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:

The proposed single storey front extension would have a pitched roof joining to the host dwelling. The front extension would comply with the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension would only project forward 2 metres. As such, it is deemed that the front extension poses no harm to the character of the area.

The proposed changes to fenestration will see the sliding doors to the kids room and the window to the kitchen on the rear elevation being replaced with a large set of sliding doors. The proposed fenestration changes pose no harm to the character of the area.

Neighbouring Amenity:

The proposed single storey front extension would extend 2 metres from the front of the dwelling, and it is single storey in nature. There are no windows on the side of the extension and therefore there are no concerns on overlooking grounds. The front extension is set approximately 3.5 metres from the boundary with the neighbouring property and therefore there are no concerns on overbearing or loss of light grounds.

The proposed fenestration changes are at ground floor level, and they will not impact upon neighbouring amenity.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Landscape and Trees:

The Council's Landscape and Trees Officer has commented on this application stating that they have no objection to the proposal subject to two conditions. The first requiring the retention of shrubs and trees, and the second requiring an arboricultural method statement to be submitted prior to the commencement of development. Given that the TPO tree (as marked on the Council's internal mapping system) on the neighbour's site is approximately 7.5 metres from the proposed development, and as the space between the tree and extension is all hardstanding, it is considered excessively onerous and unreasonable to attach these conditions. Accordingly, they are not recommended and an informative is attached instead reminding the applicant of the nearby TPO tree.

Parking Provision:

The proposal will not result in any additional habitable rooms, but the front extension will reduce the extent of the driveway. However, the Council's Highways Officer is satisfied that sufficient area is retained to maintain parking for up to three vehicles.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	9 May 2025
Earliest date for decision:	8 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/05/25