

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252029
Site Address:	4 Rowan Close, Wokingham, RG41 4BH
Expiry Date:	5 November 2025
Site Visit Date:	20 October 2025
Proposal: Householder application for the proposed single storey front extension with hardstanding, single storey rear extension to include roof lights plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Wokingham.

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development 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
091521	Application for a certificate of lawful proposed use for the erection of a single storey rear extension.	Approve 8 th September 2009

251334	Householder application for the proposed erection of single storey porch extension, hardstanding drive, conversion of garage, dormer conversion (front elevation) and changes to fenestration.	Approve 15 th August 2025
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CONSULTATION RESPONSES

Internal

WBC Highways – No Objection Subject to Condition
WBC Ecology – No Objection Subject to Condition

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A 1970's detached house in the residential area of Woosehill in Wokingham. The dwelling is located at the end of a cul de sac and adjacent to Countryside that is screened from view by a tall hedge and vegetation. It has an open plan front garden with a grassed area and hardstanding.

The application site currently has extant permission for the erection of single storey porch extension, hardstanding drive, conversion of garage, dormer conversion (front elevation) and 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.

Proposal: Erection of a single storey front extension with hardstanding, single storey rear extension to include roof lights plus changes to fenestration.

The front extension would have a sloping pitch roof with a maximum height of 3.5m

and be approximately 2.4m to the top of the eaves. The enclosed front porch would be brought forward approximately 2m from existing front wall of the lounge and would be extended forward by approximately 1.5m. The porch would be set back from the front wall of the lounge extension by 0.5m and have a flat roof light in the hall.

The front garden would be laid to hardstanding comprising semi porous material and measuring approximately 8m by 5.5m.

The single storey rear infill extension will extend the width of the existing rear extension; it will have a sloping roof, measure 3.4m to the top of the ridge, 2.5m to the top of the eaves, be 4m in width and 3.4m in depth. The ground floor fenestration of the enlarged extension will include 2 no. bifold doors and 2 windows.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a residential cul de sac comprising detached dwellings of a similar age and a variety of designs. Properties have open plan front gardens with grassed areas and driveways for off street parking. In this case, the front porch extension would not interrupt the rhythm of buildings and gaps between them along the street because the site is at the far end of the cul de sac and is set back from the front wall of the garage. Furthermore, the front extension would be partially screened from the public realm by the side wall of the garage when approaching from the road. The hard standing to provide 3 no. parking spaces does not significantly vary from extant permission 251334. Therefore, the proposal would not cause significant harm to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

In this case, the proposed rear facing windows and doors to the infill extension would not overlook neighbouring properties. There are no concerns relating to loss of privacy, loss of light or overbearing in relation to neighbouring occupiers.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to condition and has commented: *"The application site is in relation to a previous planning approval 251334. This proposal will not increase the total numbers of habitable rooms. The existing garage and the approved driveway parking will be retained. Previous recommended highways condition remains relevant and is recapped below. No negative impacts on abilities for cycle storage are expected,*

which is acceptable.

Recommended condition: CG5 (AMENDED: circa 7m) - SURFACING OF ACCESS”

Ecology: The Ecology Officer raises no objection subject to conditions and has commented: *“No ecological objection provided that the boundary hedge and existing trees and shrubs are retained and protected and WBC informatives I17 and I19 are included in the decision notice.*

The submitted Biodiversity Report/Planning Statement is inaccurate and the site supports habitat suitable for bats and is identified in the WBC Bat Habitat Suitability constraints map. The applicant has not submitted a bat roost assessment or ruled out the presence of bat roosts or impact to foraging and commuting bats.

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to destroy or amage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

Requested Condition: No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

It is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

Informative: Bats are a protected species under The Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Informative 19: This permission does not convey or imply any approval or consent for protected species required under The Wildlife and Countryside Act 1981 (as amended) or The Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.”

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:	Yes
Recommendation:	Approve
Date:	31 October 2025
Earliest date for decision:	24 September 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	31/10/25