

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252219
Site Address:	15 Wensley Close, Twyford, Wokingham, RG10 9HR
Expiry Date:	14 November 2025
Site Visit Date:	27/10/2025
Proposal: Householder application for the proposed erection of two-storey side extension, demolition of existing garage, side extension facilitating garage and revised driveway.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
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 NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Highways – No objections, subject to conditions.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	<p>Twyford Parish Council – Have raised the following objections:</p> <ul style="list-style-type: none">• Overdevelopment.• Out of character with the street scene.• Insufficient on site/off-road parking provisions.• Unneighbourly.• Massing effect on the neighbouring properties. <p>The Committee also raised concern regarding the supporting bat survey, questioning whether the data accurately reflects current bat activity and if an updated survey is required. <i><u>Officer comment:</u> Bat surveys are typically valid for up to two years, provided site conditions remain unchanged. The submitted surveys were undertaken within this period and in accordance with best practice guidance. As there is no evidence of any change to the building or its surroundings, the existing survey data is considered robust and a revised survey is not required.</i></p>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential cul-de-sac. The surrounding area is characterised by detached properties that are similar in design and appearance.

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:

Wensley Close is the smaller of two adjoining cul-de-sacs, consisting of five gable-fronted properties of matching design. Dwellings are well spaced and separated from one another at first floor level, often providing glimpses of leafy green gardens to the rear; this marked feature creates a certain rhythm in the street which makes an important contribution to local distinctiveness.

The proposal seeks the erection of a part single, part two-storey side extension to the west elevation of the dwelling. It is acknowledged that the two-storey element would be of considerable width and, notwithstanding the proposed set-down from the main ridge, cannot be regarded as a wholly subservient addition. However, the original gable-fronted design, a defining and distinctive feature of this cul-de-sac, and would remain clearly legible and continue to read as the principal form of the dwelling.

The introduction of a two-storey side extension in this location would not appear incongruous within the wider street scene. A flat-roofed two-storey side extension exists at No. 19, and the overall built form of the proposed development would be in keeping with Nos.11 and 28 Wensley Close, which sit at the entrance to this smaller cul-de-sac. Good separation distance would be retained to the adjoining garden/dwelling at No.11, thereby preserving the spatial characteristics of the locality.

The proposed extension would incorporate a matching gable roof form and materials consistent with the existing dwelling, ensuring sympathetic appearance. Taking these factors into account, it is considered that the proposal would respect the established pattern of development and would not result in harm to the character or appearance of the surrounding area.

The proposed single-storey side extension is modest in scale, form and design would result in an appearance comparable to the side projection at No. 30 Wensley Close. As such, it is not considered to adversely affect the character of the area.

The proposal also seeks the installation of hardstanding to provide driveway parking spaces. This is considered a modest form of development, with the extent of paving comparable to the driveways of surrounding properties. The majority of soft landscaping, including the front lawn and a small tree immediately in front of the dwelling, would be retained. Consequently, this element of the proposal is not

considered to have an adverse impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

The views from the fenestration proposed on the rear elevation would be similar to those from the existing arrangement. The windows would be positioned over 22 metres from the rear elevations of Nos. 9, 11, and 13 Sycamore, which border the rear boundary of the application site, and 15 metres from the side boundary of No. 5 Wensley Close. Any views towards the rear garden of No. 7 would be angled and oblique. As such, any potential overlooking or loss of privacy is considered minimal.

Loss of Light and Overbearing:

The proposed development would be appropriately sited, with the tallest two-storey extension positioned approximately 14.5 metres from the closest neighbouring properties, Nos. 9 and 11 Wensley Close, along the shared western boundary. The remaining extensions would be of modest proportions and is not considered to give rise to any unreasonable concerns in terms of overbearing impact, loss of light, or sense of enclosure.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues, subject to conditions which ensure that the driveway is surfaced with a permeable and bonded material and that the proposed parking arrangement is maintained for parking only.

Landscape and Trees:

There are no protected trees on the application site and given the scope of development proposed and the distances to any trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The submitted Preliminary Bat Roost Assessment (by Chase Ecology, June 2025, ref: CE4874) identified potential roosting features within the main dwelling that could offer access and opportunities for both void- and crevice-dwelling bats. Accordingly, the

assessment recommended that further emergence surveys be undertaken to confirm or rule out bat activity, including the identification of any species, numbers, and roost types.

A subsequent Emergence Survey Report (by Chase Ecology, ref: CE4874-01) was provided, which confirmed that no bats were observed roosting or foraging within the identified features. The report therefore concludes that no further surveys or mitigation measures are required. On this basis, it is considered that the proposal is unlikely to adversely affect roosting bats or other protected species.

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:	Approval
Date:	11 November 2025
Earliest date for decision:	13 October 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.11.2025