

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252503
Site Address:	45 Lenham Close, Wokingham, RG41 1HR
Expiry Date:	13 December 2025
Site Visit Date:	12 November 2025
Proposal: Householder application for the proposed single storey rear and 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
200370	Application for non-material amendment to planning consent 173690 (06/02/2018) to allow changes to the internal alterations.	Approve 27/02/2020

173690	Householder application for the conversion of existing garage to habitable accommodation.	Approve 06/02/2018
--------	---	-----------------------

CONSULTATION RESPONSES

Internal

WBC Ecology- WBC Ecology has no comment.

External- N/A

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council's Planning and Transport Committee objects to this application on the grounds of overbearing impact and loss of light. The proposed extension is positioned directly on the boundary line, with a wall measuring approximately 3 metres in height by 3 metres in width. Due to its scale and proximity, the structure would result in a significant loss of natural light to the adjoining property's windows and have an adverse effect on the residential amenity of neighbouring occupiers.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site consists of a two-storey semi-detached property located in a small cul-de-sac on Lenham Close within the major development of Woodley.

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, in the major development of Woodley 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:

CP1 of the Core Strategy requires the proposed single storey rear and side extension to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single storey rear and side extension to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed single storey side extension will measure c.2.7m in height, c.4.67m in depth and c.1.21m in width. The proposed single storey rear extension will measure c.3m in height, c.3.43m in depth and c.6.79m in width.

R23 in the Borough Design Guide states that "Alterations and extensions should be well designed; respond positively to the original building; contribute positively to the local character; and relate well to neighbouring properties." And that "Side extensions should not generally project forward of the building line on the street frontages". The proposed side extension complies with the guide as it will be located on the east side of the property and will be set back from the existing front facing building line by c.4.14m.

CP3 of the Core Strategy requires the extension to be of an appropriate material and character to the area together with a high quality of design. The proposed single storey rear and side extension complies with this as the materials used to construct the building will be made to match the main dwelling- these are identified on the application form.

The Borough Design Guide advises that rear extensions should not project more than four metres from the main rear wall of the house. The proposed rear extension would project c.3.43m of the rear wall which is in accordance with the BDG. The extension is subservient in scale and will not be prominent from the street scene – the design and impact on character and appearance of the area is therefore acceptable.

Neighbouring Amenity:

CP3 says the proposed single storey rear and side extension should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

There are no windows on the sides of the proposed plans for the side and rear extensions- therefore there is no outlook onto any neighbouring properties.

Overbearing + Loss of Light:

The Borough Design Guide states that the minimum separation distance between flank and boundary should be minimum 1m, the proposed single-storey rear extension would not comply with this in relation to separation distances as the recommended minimum distance for flank to boundary is 1m, the proposed rear and side extension are both located on the boundary line. However, the neighbouring property is set back c1.66m

away from the boundary, keeping a distance from the boundary with the application site. The extension is also single storey and modest in height.

The Borough Design Guide states that it is recommended that the height of extensions should be no more than 3m when adjacent to the boundary. The proposed single-storey extension has an proposed eaves height of c.3m at the rear and c.2.7m at the side which is in line with the guidance relating to overbearing. The overall scale and massing of the extension is proportionate to the host property. It does not introduce an excessive height, depth or bulk that would dominate neighbouring outlooks, particularly to the side secondary windows of No.46.

Updated plans were received showing the proposal's relationship with the protruding bay window of No.46 Lenham Close. The proposed single storey side element would be located behind this feature and therefore would not amend its existing outlook adopting a standard 45 degree visibility arc. With this in mind, the proposal would not detrimentally overbear adjoining occupiers, nor would it significantly overshadow this habitable window considering the existing relationship between dwellings.

Amenity Space:

R16 of the Borough Design Guide states *"The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable"*. The current existing garden space is c.11.60m in depth and c.6.95m in width. The proposed single storey rear and side extension will reduce the rear garden depth to c.8.33m in depth and c.6.95m in width. However, it is accepted that in areas with a suburban character, more compact gardens may be appropriate.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, drying clothes and providing outside storage space. Therefore, the erection of a single storey extension would not be detrimental to the enjoyment of the current and future occupiers and is deemed as acceptable.

Conclusion:

In conclusion, the proposed single storey rear and side extension would not detrimentally harm the character and appearance of the area and would not harm neighbouring amenity. It is compliant with CP1 and CP3 of the Core Strategy. Accordingly, it is recommended for approval.

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:	10 December 2025
Earliest date for decision:	18 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.12.2025

PLANNING CONSTRAINTS/STATUS

Network Rail Railway Consultation Zone

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zones

SSSI Impact Risk Zones

Potentially Contaminated Land Zones