

PLANNING REF : 260404
PROPERTY ADDRESS : stephen.newton@wokingham.gov.uk
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SUBMITTED BY : Councillor Stephen Newton
DATE SUBMITTED : 12/03/2026

COMMENTS:

This property has already been extended, but it retained the character of the original property and was in keeping with many other properties in the area which were all built with sloping hip-end roofs.

This application significantly enlarges the property even further, but more importantly fundamentally changes the appearance, which would make it out of keeping with the area and its conjoined neighbouring property.

The ground floor extensions are circa fifteen metres from the original back wall of the property. The accepted industry standard is six metres for semi-detached properties, so this is proportionally massively different.

2. The adverse visual impact of the design is due to the gable end roof design, and the total absence of any soft landscaping in the front, resulting in a dominant barren unsightly appearance, which is totally at odds with the original appearance of this suburban area.

This application is in clear contravention of page 57 of the Borough Design Guide which states that conversion from hip end to gable end is unacceptable and includes pictures to make it even more clear!

It would be possible to incorporate an additional bedroom without breaching the design guide. This is clearly an attempt to maximise the property size with no regard for the Borough Design Guide.

The application also breaches Policy CP3(f) in respect of Fauna and Flora and Policy TB06 a) iv) "Soft Landscaping Particularly at site boundaries".

If officers are minded to approve this application I request that is is called in for consideration at Planning Committee to consider the lack of conformity with Policy CP3 - which requires development to be "of an appropriate build form and character to the area", due primarily to the gable end roof proposed and lack of soft landscaping in the front garden.

If

Planning Committee is minded to approve the application I ask that conditions be imposed in respect of the soft landscaping requirements of CP3, TB06 and the Borough Design Guide.