

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261860
Site Address:	The Haven, Church Lane, Three Mile Cross, Wokingham, RG7 1HD
Expiry Date:	6 October 2026
Site Visit Date:	1 September 2026
Proposal: Householder application for the proposed single-storey rear extension replacing existing conservatory and 1no. detached rear outbuilding replacing existing detached garage, shed and greenhouse.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location – Three Mile Cross
Bat Roost Suitability Habitat
Area of Special Character

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) August 2026 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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
40762	Erection of a Conservatory	Approve 2 nd April 1993

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions
WBC Built Heritage Officer – No objection

External
N/A

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

APPRAISAL
Site Description: A detached bungalow and detached garage located within the Special Character Area of Three Mile Cross. The front garden is approximately 10m in depth with a gravel hard standing for off street parking. The front boundary is a tall hedge. The rear garden is approximately 18m in depth and bound by a fence approximately 1.8m in height interspersed with tall vegetation. Principle of Development: The national decision-making policies within the August 2026 NPPF took effect on 17 August 2026. The relevant national decision-making policies have been considered alongside the development plan concerning design, amenity, heritage, biodiversity, transport and planning conditions with the weight afforded to existing development plan policies reflecting their consistency with the Framework. 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. The proposal comprises extensions and an ancillary outbuilding within the curtilage of an established dwelling. The development is acceptable in principle, subject to its compliance with the development plan and other material considerations addressed below. Proposal: Following demolition of the existing conservatory, the erection of a single-storey rear extension would provide a kitchen. It would measure 7m in length, 4.1m in width, 2.7m to the top of the eaves and 5m to the top of the roof ridge. It would have glazed doors and a window on the west elevation and a window on the rear elevation. Following the demolition of the existing garage, greenhouse and shed, a single-storey detached outbuilding would be erected to provide a gym and shower ancillary to the main dwelling. It would be positioned adjacent to the side boundary, approximately 10m behind the rear wall of the dwelling. The outbuilding would measure approximately 9m by 4m, with an eaves height of 2.6m and ridge height of 4.7m. It would contain two glazed doors on the east elevation and two windows on the front elevation. 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 straight residential road with two storey detached and semidetached dwellings of varying ages and architectural designs. There are no other bungalows within proximity of the application site. Front boundary treatments are mainly hedges and low brick walls.

The proposed detached outbuilding would be located adjacent to the side boundary. However, due to it being set approximately 10m back from the original rear wall of the main dwelling, and further back than the 4.5m of the existing garage to be demolished, it would not disrupt the rhythm of buildings and gaps between them along the street frontages. Also, both the rear extension and the detached outbuilding would appear inferior to the main dwelling because maximum heights would be approximately 2m less than the roof ridge of the host dwelling. The development would be set behind the dwelling and would have only limited, oblique visibility from the public realm. Therefore, the proposal would not cause visual harm to the character of the area. Although the existing front hedge provides additional screening, the acceptability of the development does not depend on that vegetation being retained.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

Built Heritage: The Heritage Officer raises no objection and has commented: *“The application proposes alteration and extension to The Haven; a mid-20th century bungalow located within the Three-Mile Cross Area of Special Character (AoSC). The proposes works include the demolition of extant conservatory and subsequent erection of a single storey extension to the same position, along with the demolition of the existing garage, shed and greenhouse and the erection of an ancillary outbuilding in their place.*

The Haven forms part of infill dwellings along the north side of Church Lane between the historic core of the settlement which runs along the old Basingstoke Road, and later 19th century buildings along Church Lane. The bungalow is modest in scale, set back from the highway and of sound quality. Whilst there is only a moderate degree of architectural merit, through the form and material usage, the dwelling does not seek to detract from the character and appearance of the AoSC.

The proposed alterations are predominately restricted to the rear, and thus of limited public realm appreciation. There are glimpsed views of the extant garage along the side of the property – of which, it appears to be the original give or take – however such visibility is minor and form in this area would not seek to greatly impact the character and appearance of the AoSC. No concerns are raised to the form, scale or massing, or material treatment of the proposed alterations, and it is advised no harm would occur to the significance of the Three-Mile Cross Area of Special Character – a non-designated heritage asset.”

Officer comment: The Three-Mile Cross Area of Special Character is a non-designated heritage asset. Having regard to the rearward siting, limited public

visibility and the scale, form and materials of the proposals, the development would preserve the character and significance of the Area of Special Character. No harm has therefore been identified, and the proposal complies with Policy TB26 of the MDD Local Plan.

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.

Overlooking: The Borough Design Guide (BDG) states that buildings must be designed to provide reasonable levels of visual privacy to habitable rooms. The proposed windows and doors would not directly face neighbouring habitable-room windows. Having regard to their orientation, the single-storey nature of the development and the existing boundary treatment, the proposal would not result in material overlooking or loss of privacy.

Loss of Light: The BDG states that new development should not have a material impact on levels of daylight in the habitable rooms of neighbouring properties. The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. In relation to the nearest habitable-room windows at Brockley Lodge, Figures 1 and 2 demonstrate that the proposal would intersect the horizontal 45-degree line but would comply with the vertical 45-degree test. Having regard to that vertical relationship, the single-storey form of the development and the separation from the neighbouring dwelling, the proposal would not cause a material loss of daylight or sunlight to those windows.

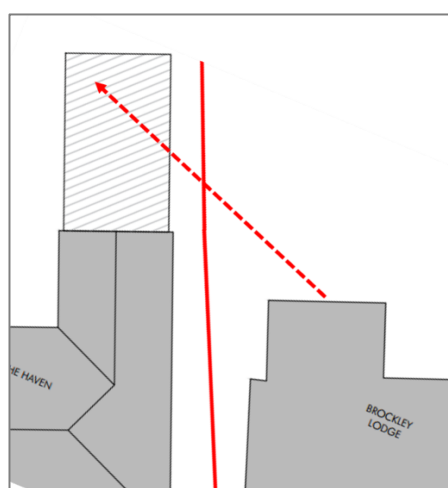


Figure 1 Horizontal 45-degree angle test

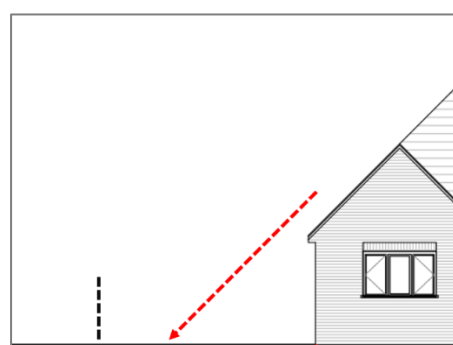


Figure 2 Vertical 45-degree angle test

In relation to Westgate, the nearest identified window is within the garage and does not serve a habitable room. The proposed outbuilding would also be approximately 10m from the rear wall of the dwelling. Having regard to this separation and the single-storey form of the proposal, no material loss of light to the dwelling would arise. Therefore, the proposal would not cause significant harm to neighbour amenity

through loss of light.

Overbearing: The assessment of overbearing impact must have regard to the height, bulk, proximity and relationship of the development to neighbouring dwellings and their private amenity areas. Although the proposed outbuilding would be larger than the existing garage, its single-storey form, pitched roof, position approximately 10m behind the dwelling and relationship with neighbouring properties would prevent it appearing unacceptably dominant or oppressive. The rear extension would similarly have a subordinate single-storey form and would remain approximately 1.2m from the side boundary.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to condition and has commented: *“No change in access or driveway is proposed. The proposals do not result in an increase in habitable rooms and therefore no additional parking is required. The existing garage is not of a sufficient size for car parking and therefore no parking is lost. Cycle Parking can be provided via direct access to the rear garden following the removal of the existing detached garage and shed.*

Requested Condition

Outbuilding

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking.

Officer comment: The proposal would not alter the access or materially increase parking demand. As the existing garage cannot accommodate a car and direct access to the rear garden would remain available for cycle storage, the proposal would maintain acceptable access and parking provision in accordance with Policy CC07.

Ecology: The Ecology Officer raises no objection subject to informative and has commented: *“The house and garage support futures suitable for void and crevice dwelling bats. Bats have been recorded locally in properties and across the Borough. The contractor should agree a method statement including the careful removal of tiles by hand with the applicant and the procedure to follow should bats or signs of bats be found. If bat or any evidence of bats is found, then no development must commence until the relevant protected species licence has been obtained from Natural England or a non-licensed method statement as been agreed.*

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: *This permission does not convey or imply any approval or consent for*

protected species. required under The Wildlife and Countryside Act 1981 (as amended) and 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”.

Planning Balance/Conclusion: The proposal is acceptable in principle and would preserve the character of the host dwelling, the surrounding area and the Three-Mile Cross Area of Special Character. It would not cause material harm to neighbouring amenity, highway safety or parking provision. The proposal accords with the development plan when read as a whole. No material considerations have been identified that indicate planning permission should be withheld.

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:	30 September 2026
Earliest date for decision:	1 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30/09/26