

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250940
Site Address:	32 Arthur Road, Wokingham, Wokingham, RG41 2SY
Expiry Date:	12 June 2025
Site Visit Date:	2 June 2025
Proposal: Householder application for proposed erection of a single storey front extension to facilitate a porch and store alongside a single storey rear extension with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
190864	Application for submission of details to comply with the following condition of planning consent 180612 (30/4/2018) Condition 7 - Recommendations made in Section 4 of the Ecological Report.	Approved: May 2019
190174	Application for the submission of details to comply with the following condition of planning consent 180612 (30/04/2018). 3.External materials.	Approved: February 2019
180612	Householder application for the proposed erection of two storey side extension and raising of roof to provide first floor habitable accommodation, following demolition of conservatory and garage plus changes to fenestration.	Approved: April 2018

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comments
WBC Ecology – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One letter received raising concerns for the potential impact upon the amenities of neighbouring residents

APPRAISAL

Context: The application site is located within a residential setting of Wokingham. This application seeks planning permission for an infill extension to the front of the dwelling, the erection of a single storey rear extension and the creation of a new raised terrace.

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: The proposal seeks to implement an infill extension to the front of the dwelling, where at present, there is an overhang from the existing roof, creating a large front canopy. The infill extension would not fundamentally alter the character of the property, nor would it be a discordant form of development within Arthur Road, which displays a number of extended frontages.

The proposed single storey rear extension, which would replace the existing raised terrace, would be both modest in scale and unimposing in design, ensuring a seamless integration into the existing built form, without any notable impact on wider character.

Similarly, the new terrace would not appear out of place in the context of the existing dwelling, given the presence of the existing and established rear terrace.

Overall, it is considered that the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The primary concern of an application of this nature will, in most cases, be the overlooking potential of the raised terrace. An objection letter has been received from a nearby resident, expressing concerns specifically relating to the overlooking potential to No.30 Arthur Road. In this regard, confirmation has been received from the Agent of this application that the height of the new terrace would match the height of the existing rear terrace, which has been established by the submitted plans. Accordingly, as the height of the new terrace is no different to the existing, the outlook would also not be significantly altered. It is acknowledged that the terrace would be positioned in closer proximity to the northern boundary, however, not to the extent that the added impact would adversely impact upon the privacy of the adjacent residents.

With regard to the single storey rear extension, whilst the rear facing windows would provide oblique views of the neighbouring gardens, this would not result in direct overlooking.

Both the additions to the front and rear of the dwelling are modest extensions of the existing property, such that there are no concerns on loss of light or overbearing grounds. It is noted that the rear extension would increase the run of built form adjacent to the shared boundary with No.34, however, the modest height of the extension coupled with the separation between the two dwellings would sufficiently mitigate any impact in this respect.

Highway Access and Parking Provision: The proposed driveway would have ample spaces for more than three parking, which is acceptable. Moreover, the proposed store would be suitable for cycle storage, which is welcome.

Ecology: There are no ecological objections to the development.

Conclusion: For all the above, the proposal is acceptable, and the application 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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	3 June 2025
Earliest date for decision:	14 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	4 June 2025