



DELEGATED OFFICER REPORT

Application Number:	251039
Site Address:	35 Hurst Road, Twyford, Wokingham, RG10 0AQ
Expiry Date:	27 June 2025
Site Visit Date:	22 May 2025
Proposal: Householder application for the proposed single storey side and rear extension, plus the conversion of the existing garage and replacement roof.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location (Twyford)
Landscape Character Assessment Area
Green routes and riverside paths

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 CC03 – Green Infrastructure, Trees, and Landscaping CC07 - Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

No relevant Planning History.

CONSULTATION RESPONSES

Internal

Highways – No objection.
CIL – No comments received.
Landscape and Trees – No objection subject to condition.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Commented "No Comment." Officer Comments: This has been noted by officers.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site is a two storey semi detached house along Hurst Road in the village of Twyford which is a major development location. The surrounding street is made up of a variety of housing types these vary from semi-detached, detached and bungalows. The surrounding area is made up of a variety of houses that vary in style, character, and age. The houses along Hurst Road sit back from the road with front gardens and driveways. The majority of houses have garages.

The host dwelling is made out of brick with a front white render for the first floor. The roof is made out of tiles. The property has an attached side garage and a rear garden which slopes upwards from the property. The property has access to a driveway which can accommodate the parking of four vehicles.

Proposal:

The application is for the proposed erection of a single storey side extension which will be used as a utility room as well as a rear extension which will be used as a dining room following the demolition of the existing conservatory. In addition, the conversion of the existing garage which will be used as a home office. There will also be changes to fenestration and the installation of roof lights.

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.

Design and Character of the Area:

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.

Side extension

The Borough Design Guide (BDG) states for side extensions that a gap should be retained between the building and the site boundary and this should be a minimum of

one metre in width. The proposed single storey side extension is set 1 metre in width from the boundary of the neighbouring property and therefore does comply with this aspect of the BDG.

The BDG also states that side extensions should project one metre back of the building line on the street frontage. The proposed single storey side extension is set back 4.90 metres from the front of the dwelling (behind the existing garage) and therefore complies with this aspect of the BDG.

For side extensions the BDG states that it should preferably have a lower roof line than the existing property. The proposed single storey side extension ridge height is 3.07 metres where the existing property ridge height is 8.42 metres and is therefore less than the existing property. The proposed single storey side extension of the dwelling poses no significant harm to the host property nor that of the existing street scene and character of the area due to its visibility being screened by existing development (the existing garage).

Rear extension

The BDG states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In this case the rear extension measures 3.66 metres in length and is less than four metres from the main rear wall. Therefore, the proposal meets this aspect of the BDG.

The BDG also states that maximum eaves and ridge height should be no more than those of the existing property. The proposed single storey rear extensions maximum eaves height measures 2.76 metres whilst the existing house maximum eaves height measures 4.88 metres and is less than those of the existing property. The proposed single storey rear extension's ridge height measures 3.40 metres whilst the existing house ridge height measures 8.42 metres and is less than those of the existing property. Therefore, the proposed extensions maximum eaves height and ridge height both meet this aspect of the BDG.

For single storey rear extensions, the eaves height should not exceed three metres within two metres of a side boundary. The eaves height of the proposed rear extension measures 2.76 metres which is less than three metres within two metres of a side boundary. Therefore, it does meet this aspect of the BDG.

In terms of materials the proposed both the extensions would be constructed out of tiles to suit the roof pitch and be the same colour as the existing. In terms of the walls, the proposed single storey rear extension will be made out of brick to match the existing house. The materials will be secured via a condition.

There are similar applications for single storey side and rear extensions in the area. No, 37, 39 and 41 Hurst Road have had side and rear extensions approved and implemented (WBC. Ref. 000220, 020127, 062622). This shows other houses along the street have had similar applications approved.

Garage conversion

The existing garage will be reduced in size to allow for covered access to the rear garden. The existing garage will also be converted into a home office. At the front, the proposal will see the existing garage doors replaced with a window and a single pitched roof. At the rear, the proposal will see the existing garage doors replaced with a door and small window as well as having a slanted roof. The windows and doors should match the existing in terms of materials and appearance and this will be secured via a condition.

Along Hurst Road the majority of houses have attached side garages. However, there are examples of garage conversions being undertaken on nearby properties along the street such as no. 41 and no. 42 which was approved and implemented (WBC Ref. 151826 and 233010). This shows that other houses in the immediate area have had similar applications approved.

As the majority of the works proposed are focused on internal alterations there would not be a significant impact on the surrounding area/street scene in visual terms. Overall, the proposal is considered acceptable in terms of design and character of the area and is in accordance with policy CP3.

Overall, in terms of design it complies with the criteria of the BDG in a number of respects. The proposal is acceptable in accordance with the BDG. The proposed single storey rear extension would not have any detrimental effect on the existing street scene and character of the area. The proposal is therefore acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The Borough Design Guide states that the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The proposed single storey side and rear extension will not include the addition of any new windows at first floor level due to the proposed side and rear extension being single storey.

However, the proposal will include changes to the ground floor fenestration. At the front of the dwelling the garage doors will be replaced with a new window. There will also be the construction of a side gate for access to the rear garden and a replacement slanted roof. At the side of the house an existing window will be blocked up. At the rear of the property the existing conservatory will be demolished and made way for a rear extension. The proposed rear extension will also have a slanted roof, have the installation of four roof lights, and have the erection of new bifold doors out into the garden as well as a new window. The existing garage doors at the rear will be replaced with a new door into the garden as well as a new window.

The distance between the neighbouring habitable room windows of the application site and no. 2 Paddock Heights, Twyford is 25.05 metres back-to-back. This is more than 22 metres advocated within the BDG and therefore, does meet this set criteria of the

BDG. Due to the fenestration changes not facing any neighbouring properties and the proposed side and rear extension being a sufficient distance from any neighbouring properties, there are no issues of overlooking resulting from this application.

Loss of Light:

A 45-degree horizontal line was taken from the centre of both adjoining neighbour's closest habitable rooms. The line was not breached from the centre of both adjoining neighbour's closest habitable rooms. As the line was not breached it should not result in any substantial loss of light to either neighbouring dwelling.

Overbearing:

The proposed single storey rear extension will have the same building line of the adjacent neighbour at no.37 Hurst Road, Twyford. Whereas the proposed side and rear extension will be set back from the building line of no. 33 Hurst Road. The single storey side extension would run parallel to no 33.

However, neither extension would extend past the building line of no 33 (the extensions are instead proposed alongside the built form of this neighbour). This coupled with them being single storey and a separation between this development and the neighbouring property, the proposal would not result in substantial overbearing impacts.

Amenity Space:

The existing rear garden measures 28.82 metres long. The proposed rear extension will measure 3.51 metres in depth and the proposed side extension will measure 2.48 metres in depth. Therefore, the remaining amenity space will be 25.31 metres. This is more garden space than some properties along Hurst Road. However, as the proposed rear extension will replace an existing conservatory the garden's amenity space will minimally change.

Highway Access and Parking Provision:

Policy CP6 of the Core Strategy states that development shall not cause highway problems. Policy CC07 states that development shall be provided with sufficient parking.

The Highways team commented that the proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the council's parking standards. 4 parking spaces are shown to be provided on the block plan which is sufficient.

The Highways team went on to further say that the garage is to be converted, however the remaining level of driveway parking is considered acceptable to serve the development. Independent access to the rear garden is retained and this is welcomed by the Highways team. Therefore, the WBC Highways team have no concerns regarding this application and raise no objection.

Landscape and Trees:

Policy CC03 of the MDD states that development shall protect and retain existing trees, hedges, and other landscape features.

It is noted that the site is on a Green Route Enhancement Area. Until recently, the front of the site has featured soft landscaping, much of this has been removed to cater for increased parking. As such, the WBC Tree & Landscaping Officer recommended a condition to secure landscaping details to compensate for this loss of soft landscaping, given the site is on a Green Route enhancement area.

However, the changes to the landscaping and creation of parking are not directly linked to this application. This work had been done prior to the submission of this scheme. As such, a condition requesting landscaping details does not directly relate to the development being applied for and a condition cannot be secured to compensate for events that have occurred outside of this application. When looking at the relevant tests for attaching planning conditions (as outlined in paragraph 55 of the NPPF, the suggested landscaping conditions fails on the following test: 'relevant to the development to be permitted'.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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 subject to conditions: 1. Time Limit 2. Approved Plans 3. Materials and Specified
Date:	11 June 2025
Earliest date for decision:	25 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12/06/25