

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252659
Site Address:	23 Kibblewhite Crescent, Twyford, Wokingham, RG10 9AX
Expiry Date:	26 December 2025
Site Visit Date:	7 November 2025
Proposal: Householder application for the proposed single storey front extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection subject to conditions

External

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application relates to a two-storey; semi-detached dwelling located in Twyford within a major development location. The dwelling has no previous planning history.

The proposal seeks to construct a single storey front extension with a sloped roof as well as repositioning the window and door.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The BDG states that front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line.

The proposed front extension, including the sloped roof, will have an overall height of 3.33m metres and 2.21 metres in height without sloped roof. It will be 3.12 metres in width from the front elevation and projects of 1.80 metres from the dwelling. These measurements comply with the BDG guidelines.

This visual change to the frontage would have a negligible visual impact on the character of the street, plus its appearance would largely match that of the adjoining properties front extensions (no.22 and 24). Therefore, the impact on the character of the area would be acceptable.

The proposed works are modest in scale and in keeping with the established character. Due to the building being set back from the street frontage, it ensures minimal impact to parking and amenity space. Additionally, the materials should match the existing to ensure visual continuity.

As such, the proposal is considered acceptable in terms of scale, design, and materials, and is in accordance with Policy CP3 of the Core Strategy and the Wokingham Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The neighbouring properties has an identical front extension, and this provides comparable views over the street scene which in part informs its relationship with the street. Furthermore, the existing window and door is essentially just being repositioned to the front elevation, maintaining similar outlook. Additionally, the extension is already present, but this proposal is enlarging it and creating a sloped roof instead of flat roof. As such, no concerns are raised with respect to overlooking or loss of privacy.

According to the BDG, a minimum front-to-front separation distance of 10 metres is required. The proposed development achieves a separation distance of 17.30 metres to the opposite dwelling. Given this distance, along with the orientation of the neighbouring property, overlooking is not considered an issue, and the proposal fully complies with BDG guidelines.

Loss of Light and Overbearing:

Given the limited scope of the development and the limited increase in built form, the proposal will not result in any material loss of light or overbearing impact on neighbouring properties.

Highway Access and Parking Provision:

As an extension is already present on the property, and the proposal simply involves enlarging and repositioning the existing door and window, the overall scale of the works remains modest and the existing 2 parking spaces will be retained. The development will not impact highway access or parking provision and therefore, consultation with Highways was not required.

Flooding and Drainage:

There are no flood risk concerns. The site is located within flood zone 1 which is suitable for development. However, it is at high risk of surface water flooding at the southern boundary of the site.

Drainage was consulted and they have reported that drainage details have not been provided, and the southern boundary of the property experiences high risk surface water flooding a condition has been requested. However, when considering the modest scale of the development the requested condition would fail to meet the tests for a condition outlined in the NPPF and NPPG, namely because it would be unnecessary considering the limited increases in impermeable area caused by the front extension. As such, this condition is not included within the recommendation.

Ecology:

The application site is located in an area suitable for bat roosts as per WBC's internal GIS mapping. However, due to the proposed front extension not effecting the roof of property, no concerns are raised on ecological grounds

Conclusion:

Overall, the proposal complies with the development plan. Subject to conditions, 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 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:	Approval subject to conditions
Date:	10 December 2025
Earliest date for decision:	25 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.12.2025

PLANNING CONSTRAINTS/STATUS

Major development site – Twyford

Risk of Flooding from Surface Water – 1 in 1000 year risk extent

BGS Radon Affected Areas – Public Health England

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zone- Green