

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262101
Site Address:	Elmbridge, Oxford Road, Wokingham, RG41 2YJ
Expiry Date:	11 November 2026
Site Visit Date:	17 September 2026
Proposal: Householder application for the erection of a single storey side extension along with changes to fenestration and chimney removal following demolition of existing conservatory (retrospective)	

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 CP7 – Biodiversity 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 CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE3 – Environmental standards for residential development C2 – Mitigation of transport impacts and highway safety and design C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
210090	Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory.	Approved 03/03/2021
212861	Application to vary condition 2 of planning consent 210090 for the proposed erection of a single storey rear extension following demolition of existing conservatory. Condition 2 refers to approved documents and the variation is to allow revisions to the ground floor layout and elevations.	Refused 16/05/2022
261030	Application for non-material amendment to planning consent 210090 to allow for changes to the rear extension's elevational materials, alterations to its roof form, demolition of an existing chimney stack and changes to fenestration.	Refused 12/05/2026

CONSULTATION RESPONSES
Internal
WBC Enforcement – No comments received WBC Ecology – No comments received
External
None consulted

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

APPRAISAL
Site Description: The application site consists of a modest two storey detached dwellinghouse located in a short cul-de-sac off of Oxford Road, Wokingham. Proposal Description: This application seeks retrospective approval for the erection of a single storey side extension following demolition of the original conservatory, along with changes to fenestration and the removal of the original chimney. The extension was initially approved in March 2021 under application 210090, but the development was not constructed in accordance with the approved plans. This application intends to regularise the unauthorised changes to permission 210090.

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 extension proposed has a flat roof form with a depth of approximately 3.5 metres, with an eaves height of 3.35 metres. The extension covers the entire wide of the dwelling's northern side elevation which, whilst classified as the side elevation of the dwelling, is more read in the context as the rear elevation of the dwelling, since it backs onto the primary area of garden amenity space. In terms of materials, the elevations are finished with a white render, with black framed fenestration.

Visually, the extension is a stark departure from the more traditional architectural style of the host dwelling, but this is not considered substantially detrimental to the character of the cul-de-sac. The extension, despite its notable eaves height for a single storey rear extension, is well screened from the public realm, with only oblique views of its form available from the cul-de-sac turning area. Overall, the extension would have an acceptable impact on the character of the area.

The removal of the chimney is only considered to be a negligible visual alteration to the appearance of the property and thus has an acceptable impact on the character of the area.

Neighbouring Amenity:

The extension is sited approximately 2.75 metres from the site boundary shared with the property known as Croftmere, and a total of 6.65 metres between the extension and Croftmere's western side elevation. Given these notable separation distances, there are no anticipated neighbouring amenity impacts in terms of loss of light, overbearing or overlooking.

Highway Access and Parking Provision:

The proposals do not impact the site's existing parking provision; the site would continue to retain two driveway parking spaces and an internal garage space.

Amenity Space:

The proposals do not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. The modest extension therefore poses no concerns on these grounds.

Landscape and Trees:

There are no arboricultural concerns associated with the development.

Ecology:

The application site is located within a Bat Roost Suitability Habitat. The retrospective removal of the chimney therefore may have had impacts on potential roosting features within the dwelling's roof form/void.

S.73 Variation application 212861 considered the removal of the chimney alongside the amended rear extension. Ultimately, the application was refused on the basis that insufficient information had been provided for the council to determine the likely impact of the proposals upon bats.

In the context of the current application, the chimney removal/roof remediation works, and the revised rear extension, have now been present on the site for approximately 5 years. The application is supported by an updated bat scoping survey conducted in March 2026 (United Environmental Services Ltd, ref: UES03203/03) which generated the following conclusions:

"The building is considered to have moderate potential to support roosting bats, with droppings being identified within the loft. As such, if any further work with a direct impact upon the roof or loft void is to take place, further bat presence / absence surveys comprising of two visits would be required in order to determine whether bats are using the building for roosting purposes, and if so, to determine the species and number of bats. These surveys should be undertaken by an appropriately licenced ecologist during the bat survey season of May to September inclusive, with at least one of the surveys conducted within the peak bat survey season of May to August inclusive."

Whilst the dwelling does have moderate roost potential, any potential impacts to bats as a result of the retrospective works, for which the LPA has no evidence to suggest such, would have already occurred. The survey conclusion explicitly states that only further works that impact the dwelling's roof would require additional emergence surveys, which is not applicable to the development subject of this application.

Overall, in the absence of any evidence to suggest such, the retrospective development proposed is unlikely to generate any additional impacts to bats not already assessed.

Conclusion:

To conclude, the proposed development is considered to comply with the development plan and is considered acceptable because of this. However, since the development is retrospective, consideration must be given to Policy DM8 of the NPPF (Unauthorised development and enforcement).

Paragraph two of Policy DM8 states that in cases of unauthorised development where consideration is being given to an application for retrospective planning permission (or through an enforcement appeal, whether to grant planning permission in respect of a breach of planning control), if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission.

In the context of the development proposals, permission was originally given for a rear extension of a similar scale in March 2021. During enforcement investigations, the applicant was of the belief that the changes he was making to the design of the extension were reasonably within the scope of the original permission, as advised by his contractor. The removal of the chimney, as stated by the applicant on the site visit, occurred without his permission and during his absence from the application site.

In the absence of any evidence to justify the intentionality of the unauthorised changes to the original permission, and the fact the development complies with the development plan, 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

Date:	14 October 2026
Earliest date for decision:	7 October 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	14 October 2026