

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262020
Site Address:	1 Chapel Lane, Riseley, Wokingham, RG7 1QU
Expiry Date:	21 October 2026
Site Visit Date:	18 September 2026
Proposal: Householder application for the proposed erection of a two storey front/side extension following demolition of the existing conservatory, plus changes to fenestration.	

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 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 CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging 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 Sustainable Design and Construction Supplementary Planning Document Riseley Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
40619	Single storey extension to form conservatory	Approved 06/04/1993

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to conditions

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a two-storey side extension following demolition of the existing conservatory.

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:

When assessing the side extension, it should be noted that guidance in the Borough Design Guide (BDG) states that “side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary”. In this instance, the proposed side extension projects forward of the existing building line of the main dwelling by 0.77 metres. However, the proposed ridge height of the extension is set down 0.25 metres from the ridgeline of the main roof, and the extension is set 6 metres from the front boundary with Chapel Lane and 5.85 metres from the side boundary with Odiham Road.

Whilst the extension does not fully comply with guidance in the BDG, the submitted elevations demonstrate that the proposed extension would appear as a subservient addition to the dwelling. It is noted that the extension projects forward of the building line of the main dwelling, but given the property’s set back from both Chapel Lane and

Odiham Road, this projection is not considered to pose any harm to the character of the area. Additionally, the extension does not project beyond the front building line established by The Bells which is located immediately south of the application site along Odiham Road which is the main road. Therefore, the proposed extension is deemed as having an acceptable impact upon the host dwelling and wider character of the area.

Neighbouring Amenity:

As the proposed two-storey side extension is set away from boundaries with neighbouring properties, no concerns are raised with regards to overbearing or loss of light impacts. In terms of overlooking, the proposed front facing windows would have views from an obscure angle towards the rear garden of Twitchen. However, the proposed front windows are the same distance from the rear garden as the existing first-floor front facing windows on the property (approximately 20m), and given the proposed windows are at a more obscure angle compared to the existing windows, no significant concerns are raised with regards to overlooking.

Residential Amenity Space:

The proposed side extension would not adversely impact upon the usability of the site's main private amenity space for current or future occupiers.

Landscape and Trees:

The site occupies a prominent corner position adjoining Odiham Road, which forms part of the Borough's Green Route, where established boundary trees contribute to the verdant character of the street scene and provide filtered views of the dwelling. Recent tree removals and the close-boarded timber fencing have introduced a more visually prominent and urbanising boundary treatment, while the proposed two-storey extension would further increase the built massing at the site. Although no protected trees are present, the cumulative effect of these changes has the potential to erode the landscaped character of the locality. Replacement planting within the side and rear gardens would help retain greenery along Odiham Road, soften and screen the development, and mitigate its visual effects. Subject to conditions securing a detailed landscaping scheme, retention and replacement of trees, and compliance with the submitted tree protection plan, the Council's Landscape and Tree Officer raises no objection to the proposal.

Conclusion:

For the reasons stated above, the proposal demonstrates that it is acceptable in local plan policy terms and is therefore recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	8 October 2026
Earliest date for decision:	17 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	08/10/26

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 3**

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Riseley

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Aerodrome Safeguarding: Odiham Consultation Zone | Total count: 2

#	CRITERIA
1	Consultation required for any building structure or works exceeding 91.4m in height above ground level
2	Consultation required for developments that involve flying activities including gliding, micro-light aircraft and hang-gliding sites

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	HC1144	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	HC1145	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	HD1144	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	HD1145	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0121000322302&notes=11401&location=472862,164521%20(IRZ%20polygon%20centre)
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Riseley Farmed Clay Lowland

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Spencers Wood & Swallowfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Swallowfield CP	0 m