

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251175
Site Address:	10 Kestrel Way, Wokingham, RG41 3HA
Expiry Date:	12 July 2025
Site Visit Date:	21 May 2025
Proposal: Householder application for the erection of a two-storey front extension and the partial conversion of the existing garage to habitable space, with fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zone

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM10 - Flood Risk DM14 - Ancillary development DM15 - Site History

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 FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage 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

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no planning history for the site.	

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One third party raising concerns related to: - Contractors parking on the road and subsequent highway safety concerns.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the southern side of Kestrel Way, Wokingham. The road is part of Woosehill housing estate which was constructed in the late 1970s and 1980s.

The application site is set back from the road behind a lawned garden and driveway with off-street parking.

Housing along the road is similar in design and appearance but there are variations in form. Many of the properties have undergone renovations and extensions to create a mix of design and styles.

Typical materials include brick, timber cladding, render and hung tiles.

Proposal:

This application seeks approval for the erection of a two-storey front extension and partial garage conversion to create a utility room. The two-storey extension would include a front gable with a hipped roof form. Also proposed are changes to fenestration.

Proposed materials include red bricks and roof tiles to match existing.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

There is uniformity to the properties along Kestrel Way through the use of a repeated material palette which includes pink and grey bricks, hung tiles and render. However, there is variation in the form, layout and appearance of properties with many having already benefitted from alterations and extensions in a variety of designs.

The host dwelling forms part of a row of three properties which would originally have been constructed with the same layout and appearance.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed two-storey extension would measure approximately 3.77m in width and 4.2m in length. The extension would be subservient to the host dwelling by being set back from the building line of the existing garage by approximately 0.46m and set down from the main ridge line by approximately 0.5m.

Whilst it is acknowledged that the BDG states that front extensions should generally be no more than one storey in height, it also states that front extensions should not project significantly forward of the building line. The proposed development would not encroach the existing building line and would effectively infill space between the existing garage and dining room.

Page 57 of the BDG states that the overriding consideration of front extensions in all cases will be the impact on the street scene and local character. The additional built form to the frontage of the property would align with the eastern flank wall of the main house and would not disrupt the existing pattern of gaps between buildings and street rhythm.

The hipped roof form would be set down from the main ridge line and would not disrupt views through and beyond the site to the green backdrop of the rear gardens of the host dwelling and nos. 15 and 16 Plover Close.

In addition, Kestrel Way is a non-linear residential street with the application site located on a corner. Due to the corner plot, the surrounding properties are staggered in line with the shape of the road which results in a varied building line. The development would not encroach the building line of the host dwelling and would be set back approximately 2m from the adjoining built form of no. 12 Kestrel Way. Therefore, the additional built form would cause no detrimental impact to the character of the street scene in terms of pattern to the built form or interruption to the rhythm of frontages.

Furthermore, there are examples along Kestrel Way of properties that have benefitted from front/side extensions in a variety of forms which include a two-storey side extension with hipped front dormer at no. 9, a two-storey side extension with front gable at no. 16, a two-storey side extension to no. 6, and a first-floor side extension at adjoining neighbour; no. 8. Therefore, the proposed extension would be in-keeping with the already constructed extensions within the local area and would not cause any adverse harm to the character of the host dwelling or street scene.

The proposed partial conversion of the integral garage would serve a utility room and would include a storage area to the front. The existing garage door would be retained, and as such, would not generate any visual change from the public realm and is acceptable.

Neighbouring Amenity:

Overlooking:

The proposed development would include a first-floor window in the front elevation to serve a bedroom. The window would be located more than 19m from the front fenestration of nos. 11 and 15 Kestrel Way. Page 47 of the BDG recommends a minimum 10m separation between front-to-front elevations, in order to maintain privacy and limit a sense of enclosure.

There is also one window proposed at first-floor level in the eastern flank elevation to serve a bedroom. The window would be approximately 2m from the flank wall of the adjoining neighbour. The adjoining neighbour has one mid-level window in the side elevation to serve a landing and a ground floor window to serve a bathroom. The proposed bedroom window would be sited further back than the neighbouring windows and would provide direct views of the flank wall and oblique views of the landing window of no. 12. Kestrel Way. The potential overlooking impact of the proposed window is considered to be mitigated as the neighbouring windows serve non-habitable rooms and would not provide views into any habitable room or of the rear garden amenity

space of the adjoining neighbour. Therefore, the proposed side facing bedroom window would not generate any detrimental loss of privacy impact to neighbouring amenity.

Loss of Light & Overbearing:

The proposed two-storey front extension would extend the built form along the eastern side of the plot forward by approximately 4.2m. The extension would be set back from the building line of the existing garage and would be positioned approximately 2m behind the front building line of no.12. Being set in from the boundary and set back from the front building line would limit any sense of enclosure to neighbouring amenity and would reduce the visual dominance of the extension.

The proposed development would be located approximately 1m from the eastern shared boundary and would have a hipped roof form. The hipped roof form is less intrusive than a pitched roof and creates a softer, more gradual transition in height, with lower edges along the roofline. This would reduce the amount of shadow cast onto the neighbouring property, as well as reducing the perceived and actual bulk of the built form. This helps to maintain a more open feel and would allow more daylight to reach the adjacent windows.

Whilst it is acknowledged a line of 25-degrees would be breached by the development, the 25-degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach is not considered a robust basis to refuse the scheme, given the two closest windows serve non-habitable rooms and the southerly orientation of the host dwelling and neighbouring property resulting in the neighbouring windows already being overshadowed for much of the day. Therefore, the proposed window would not generate any detrimental loss of light impact to neighbouring amenity.

Disruption during construction:

A third party raised concern regarding building contractors parking on the road during the construction of the development. Planning decisions are concerned with land use in the public interest, not private interests. Issues relating to parking concerns and use of adopted highway land are issues covered by other legislation. Therefore, an informative will be applied to remind the applicant that any works that affect a public highway shall be co-ordinated and licensed in order to minimise disruption to both pedestrian and vehicular users of the highway.

Highway Access and Parking Provision:

The proposal includes a partial garage conversion to create a utility room. The council's Highways officer was consulted and raised no objection to the proposal. The two proposed parking spaces of suitable dimensions are considered acceptable to facilitate the development.

Conclusion:

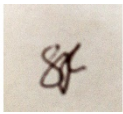
For the reasons set out above, the proposal is acceptable as it accords with local plan policy.

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:	2 July 2025
Earliest date for decision:	11 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	7.7.25

PLANNING CONSTRAINTS/STATUS

Insert where relevant

Water Utility Consultation Zones

Local Authorities

Affordable Housing Thresholds

Borough Parishes

Scale and Location of Development Proposals

Great Crested Newt Consultation Zone

Nuclear Consultation Zone

Borough Wards

Landscape Character Assessment Area

SSSI Impact Risk Zones

Thames Basin Heaths SPA Mitigation Zones