

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252581
Site Address:	30 Goodings Green, Wokingham, RG40 1SB
Expiry Date:	17 December 2025
Site Visit Date:	27 November 2025
Proposal: Householder application for the proposed erection of a single-storey side and rear extension, plus the erection of a new pitched roof to the existing front porch.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES	
Internal	
WBC Drainage – Request further information WBC CIL – No comments	
External	
None	

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

APPRAISAL
Context: The application site is situated within a residential area of Wokingham. Planning permission is sought for the construction of a single-storey side and rear extension, together with the installation of a pitched roof over the existing front porch.

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: From the viewpoint of Goodings Green, the proposed side and rear extension would feature a mono-pitched roof, drawing architectural cues from the gable form of the existing dwelling. The flat-roofed elements to the rear, while less compatible, would have negligible visibility from the street and therefore raise no objection. Overall, given the extension's modest scale and unobtrusive design, it would appear as a subservient and appropriate addition to the host property.

The introduction of a pitched roof over the existing front porch represents a minor alteration with limited impact on the dwelling's overall appearance.

In conclusion, the proposal is considered to have an acceptable visual impact and is compliant with Core Strategy policies CP1 and CP3.

Neighbouring Amenity: The proposed extension would increase the built form in both proximity and extent to the adjacent boundaries; however, given its relatively modest height, it is not considered to result in an unacceptable loss of light or an overbearing impact. Furthermore, as the works are confined to the ground floor, there are no concerns regarding overlooking.

Flooding and Drainage: The application site lies within Flood Zone 1. While the Drainage Officer has requested additional drainage details, this requirement is considered disproportionate given the limited scale of the proposed development.

Conclusion: For all the above, the proposal is acceptable, and 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:	Approve
Date:	10 December 2025
Earliest date for decision:	19 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10 December 2025

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Wokingham*