

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260292
Site Address:	15 Osborne Road, Wokingham, RG40 1TL
Expiry Date:	2 April 2026
Site Visit Date:	30 March 2026
Proposal: Householder application for proposed single storey side extension.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character
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 CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development 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
18649	Alterations and two-storey addition to provide extension of living room and bedroom over.	Approved 28/01/1983
223532	Householder application for the proposed erection of 2 no. dormers to provide additional first floor accommodation, plus changes to fenestration, removal of existing dormers and chimney, plus extension to existing dropped kerb.	Approved 08/02/2023

230812	Householder application for the proposed erection of a part single storey part two storey side/rear extension.	Approved 15/06/2023
230823	Householder application for the proposed installation of ground based solar panels mounted on ballast foundations in the rear garden.	Approved 23/05/2023
240646	Application for a certificate of lawfulness for the proposed erection of 2 no. outbuildings in the rear garden for ancillary use. (Retrospective).	Approved 03/05/2024

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey side extension (7.2m x 4.6m) to provide a family room and a utility room.

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 application site is located at the end of Osborne Road. The proposed single storey side extension would be a modest addition to the house, projecting 4.6 metres from the side of the dwelling and having a maximum height of 3.6 metres. The extension would retain a gap to the boundary of at least 1 metre, and this combined with its proportionate scale and unimposing design ensures that the extension would have an acceptable impact upon the appearance of the dwelling and the wider character of the area. Additionally, with the proposed materials to match those of the existing dwelling, it is further deemed that the extension would have an acceptable impact.

Neighbouring Amenity:

The proposed single storey side extension would extend 4.6 metres from the side of the dwelling and retains a minimum separation distance to the boundary of 1 metre. Given the single storey nature of the extension, and as the neighbouring property at Meachen Court is set at a higher level than the application site, there are no concerns with regards to loss of light, overbearing or overlooking. As such, it is deemed that the proposed side extension poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposed would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is 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:	Not required
Recommendation:	Approve
Date:	30 March 2026

Earliest date for decision:	26 February 2026
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Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	31 March 2026

PLANNING CONSTRAINTS/STATUS

[illegible]