

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260631
Site Address:	10a Holmes Crescent, Wokingham, RG41 2SD
Expiry Date:	14 May 2026
Site Visit Date:	7 April 2026
Proposal: Householder application for the proposed development of single-storey side extension forming porch, side extension and rear extension connecting rear annexe to main dwelling, installation of 6no. rooflights and 1no. roof lanterns and changes to fenestrations.	

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 CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information
WBC CIL – No comments
WBC Ecology – No comments

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One letter was received raising concerns regarding potential loss of light and disturbance during construction.

APPRAISAL

Context: The application site is located within an established residential area of Wokingham. Planning permission is sought to enlarge the footprint of the existing dwelling through a modest single-storey side extension on the north-eastern elevation, which would incorporate an entrance hall and open porch, together with a larger single-storey extension to the south-western and rear elevations of the property, which would connect to the existing outbuilding.

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 considered in its entirety, the proposed extension is modest in scale, remaining single storey with a limited projection from the host dwelling. It reads as clearly subordinate to the main building, respecting both the original form and proportions of the dwelling.

Whilst the majority of the link extension incorporates a flat roof, this is effectively screened by a false pitched element where it adjoins Holmes Crescent. This design approach reduces the perceived bulk of the extension and ensures it remains visually sympathetic to the existing dwelling, avoiding any discordant appearance.

Fenestration and rooflights are well-proportioned and carefully positioned to support the internal layout, without resulting in visual clutter or incongruous detailing.

Overall, the proposed development would integrate successfully with the host dwelling and its surroundings, preserving the character and appearance of the wider area. It is therefore considered that the proposal complies with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Any impact of the proposed extension upon the neighbouring property at No.10b would be largely mitigated by the presence of the existing outbuilding situated along the shared boundary. While there would be a modest increase in built form in this location, this increase would be consolidated within the vicinity of existing development, such that any additional impact would be limited and would not be harmful.

With regard to the neighbouring property at No.10, it is noted that an objection has been raised on loss of light grounds. However, the submitted plans demonstrate that due regard has been given to the guidance set out within the Borough Design Guide

and the Building Research Establishment's (BRE) 45-degree test. Based on the layout and scale of the proposed extension, Officers are satisfied that there would be no loss of light or unacceptable sense of enclosure experienced by the neighbouring occupiers.

Accordingly, the proposal is not considered to result in harmful impacts upon neighbouring residential amenity.

Highway Access and Parking Provision: The Highways Officer initially requested that the existing dropped kerb be extended, which would have required the submission of amended plans together with separate consent from the Council's Traffic Management team.

However, it was also noted that the proposal does not result in an increase in the number of habitable rooms and therefore does not generate a requirement for additional off-street parking provision beyond that which already exists. In light of this, amended plans were submitted removing the proposed increase in parking provision. As a result, the need to extend the dropped kerb no longer arises, and the previous highway concern is no longer applicable. This also has a positive impact by enabling the retention of the existing lawned frontage, which is an attractive feature of the street scene.

Ecology: The submitted Preliminary Bat Roost Assessment concludes that the proposed development would not result in adverse impacts upon bats or their roosting habitats. On this basis, it advises that no further bat surveys are required in support of the application.

Other Matters: It is noted that the submitted plans and description of development refer to the rear outbuilding as an annexe, despite there being no planning history to substantiate this. While this would ordinarily warrant further investigation, the proposed works would effectively secure the removal of the annexe such that no further action is considered necessary in this instance.

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:	16 April 2026
Earliest date for decision:	15 April 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	17 April 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Wokingham*