

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260691
Site Address:	11 Culloden Way, Wokingham, RG41 3UN
Expiry Date:	29 May 2026
Site Visit Date:	20 th May 2026
Proposal: Householder application for the proposed two 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 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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
250811	Householder application for the proposed erection of a front and side extension following the installation of roof lights and changes to fenestration.	Approved 19th May 2025

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection subject to condition(s)
WBC Digital Solutions Scanning- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site is a two-storey detached dwelling with associated parking and landscaping on the corner of Culloden Way and Dunkirk Close in the town of Wokingham. The locality is surrounded by dwellings of similar architectural style and design.

Proposal: This application seeks permission for the proposed two storey side extension. The extension will approximately be 6.6 meters in depth, 1.95 meters in width and 7 meters in height. The development at ground floor level will accommodate a porch and study room and at first floor level an extension to the existing bedroom and ensuite.

Planning History: Planning permission was recently granted under (250811) on 19th May 2025 for a front and side extension, following the installation of roof lights and alterations to the fenestration.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The locality is made up of detached houses with front gardens that meet the road and attached side garages. Culloden Way is made up of a variety of semi-detached and detached houses which vary in style and character.

The proposed extension would be sited to the side of the dwelling and would provide a porch and study at ground floor level, with an enlarged bedroom and en-suite at first floor level. The extension has been designed to be subordinate, being set down from the existing ridgeline and set back from the principal elevation and would incorporate a pitched roof form to match the host dwelling.

The proposed extension is considered modest in scale and would form a subservient and sympathetic addition to the host dwelling. Despite the relatively small plot, the extension has been carefully designed, being set back approximately 2 metres from the principal elevation, which reduces its visual bulk and allows for the retention of existing greenery along the side boundary. The use of materials to match the existing dwelling would ensure a cohesive appearance, and the development would integrate well within the street scene. As such, the proposal would not result in harm to the character and appearance of the area and would respond positively to the public realm.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The Borough Design Guide (BDG) states a gap should be retained between the building and the site boundary and this should be a minimum of 1m in width due to the orientation of the corner plot, the development is retained within the boundary and respects the 1-meter distance. The proposed fenestration changes and new access point to the side and rear elevation at ground floor level causes no concern regarding overlooking as they are small in scale and the proposed rear window is surrounded by boundary treatments and would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens. As such, the proposal would not result in a detrimental loss of privacy

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed development seeks no increase in habitable rooms. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised

Flooding and Drainage: The site lies within Flood Zone 1. The Council’s Flooding and Drainage Officer has reviewed this application and raises no objection to the principle

of the development, as represented by site & location plans drawing 003 dated February 2026. As the impermeable footprint increases and drainage details have not been provided a drainage condition will be applied to mitigate any impact.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	28 May 2026
Earliest date for decision:	17 April 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	28.05.2026