

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260324
Site Address:	2 Sheepbridge Cottages, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PS
Expiry Date:	11 May 2026
Site Visit Date:	27th April 2026
Proposal: Householder application for the proposed single storey rear 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 CP11 – Proposals Outside Development Limits
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 SS5 – Development in the countryside H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
07854	Vehicular access in replacement of existing access	Approved May 1978
43519	Two storey front and side extensions to form garage with bedroom over and porch and WC with bathroom	Approved 7 th November 1994

131961	Proposed erection of single storey rear conservatory extension	Approved 11 th June 2013
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CONSULTATION RESPONSES

Internal

WBC Drainage- No objection
WBC Digital Solutions Scanning- No comments received
WBC Landscape and Trees- No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council poses no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application site relates to a two-storey terrace with associated parking and landscaping. The site is surrounded by dwellings of similar architectural style and located within the countryside.

Proposal: This application seeks permission for the proposed erection of a single storey rear extension.

The proposed extension will approximately be 3 meters in depth, 5 meters in width and 2.6 meters in height and will accommodate a new day room.

Planning History: The site has an established planning history. Permission was granted in 1978 for the formation of a replacement vehicular access. In 1994, planning permission was approved for two-storey front and side extensions incorporating a garage with bedroom accommodation above, together with a porch and WC/bathroom. More recently, in 2013, permission was granted for the erection of a single-storey rear conservatory extension.

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 outside of settlement limits within the designated countryside as per CP11 and CC02. Policy CP11 of the Core Strategy states that proposals outside Development Limits (including countryside) In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where;

In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;

As the proposed development is contained within the boundary and comprises of a modest size single storey rear extension, the proposal does not conflict Policy CP11 and is acceptable in principle.

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.

2 Sheepbridge Cottage is located within a row of terraced dwellings and backs onto open fields beyond the rear boundary. Given its position within a terrace, the relationship with neighbouring properties is typical of this built form and would not materially differ. The proposed extensions would provide a rear day room, incorporating bi-folding doors to the rear and side elevations, allowing increased natural light and improved connectivity with the garden.

The proposed extension will be small in size and located to the rear of the dwelling. It will not be prominent from the public realm. The design of the extensions will utilise materials that match to the existing dwelling, as such the proposal will not have a detrimental impact of the street scene and respond positively to the public realm and propose no harm to the character of the area.

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:

The proposed extension is to be positioned to the rear of the dwelling. The plot is modest in size and retains distances with neighbouring amenity, and the rear extension will overlook a vacant field. As such, the proposal would not result in a detrimental loss of privacy.

The overall extension will extend beyond the neighbouring rear elevations but given its single storey height, it is not considered to detrimentally impact the neighbouring dwellings.

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 submitted block plan shows dwelling No 2 and 3 within the same ownership. As there is no change in the level of parking available no objections from the Council's Highways Officer have been raised.

Flooding and Drainage: The Council's Flooding and Drainage Officer have reviewed this application and has no objection to the proposal. Whilst the application site is situated within Flood Zone 1 it is therefore at risk of low risk of fluvial flooding. The proposed development is minor in scale and is not anticipated to result in a significant increase in impermeable area. As such, it is unlikely to materially increase surface water runoff or flood risk elsewhere.

The Council's Flooding and Drainage Officer have recommended that any new hardstanding or roof runoff is directed to permeable areas within the site were reasonably practicable, to ensure compliance with sustainable drainage principles.

Landscape and Trees: The Council's Tree and Landscape Officer have reviewed this application and has no objection to the proposal. As stated the application site lies within the Countryside, and the development must comply with policy CP11.

The Site sits along Basingstoke Road which forms a boundary between land designated as Countryside and land designated as Modest Development Locations where more development is considered appropriate. There is a public right of way (PRoW SWAL18) behind the Site but there is 600+m distance and several large rabble fields between the Site and the path. Again, as the extension is modest in scale, it is unlikely to be noticeable to users of the PRoW. There are no protected trees within the Site and from desktop review, there do not appear to be any trees within the plot that would be impacted by the proposed development.

Ecology: The application site is located within an area identified as having potential to support bat roosts. However, the proposed development comprises a single-storey extension only, and no works are proposed to the main roof structure or other features with bat roosting potential. On this basis, the proposal is not considered likely to result in harm to protected species and therefore raises no objection from the Council's Ecology Officer.

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:	Not required
Recommendation:	Approve
Date:	8 May 2026
Earliest date for decision:	2 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.05.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant