

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261190
Site Address:	3 Park Road, Wokingham, RG40 2AH
Expiry Date:	24 July 2026
Site Visit Date:	29 June 2026
Proposal: Householder application for the proposed single storey side/rear extension, following demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham

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 CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
090983	Proposed erection of two storey side extension to dwelling, plus demolition of existing garage and single storey extension.	Approve 27 January 2010

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A semi-detached house with attached garage located on an unadopted road in a residential area of Wokingham. The plot is triangular and reduces from approximately 14m in width along the front boundary to approximately 4.5m in width along the rear boundary. back.

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.

Proposal: The single storey rear extension will facilitate an orangery, have a flat roof with roof lantern and be approximately 3.2m in height. The west facing wall adjacent to the boundary with no. 1 Park Road will project from the original rear wall by approximately 3.6m. There will be a double door on the east facing side wall and a window on the rear wall.

The single storey side extension will facilitate a utility room and have a flat roof approximately 3.2m in height. The rear wall will be in line with the existing rear wall of the kitchen. It will measure approximately 4m in depth, 2m in width and be set in from the rear wall of the garage by 0.5m. It will be located at least 0.7m from the boundary with no. 5 Park Road. There will be a door and 2 no. windows on the east facing side wall. There will be 1 no. rooflight inserted into the flat roof above the kitchen.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout,

built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is an unadopted road comprising detached and semi-detached properties of varying ages and design. The east facing wall of the proposed side extension will be partially visible from the public realm due to the orientation of the plot. However, it will be set back approximately 10m from the road, set in 0.5m from the garage wall, be 3.2m in height. The separation distance with the side boundary varies from 1.6m at the front to 0.75m towards the rear. Therefore, it will not disrupt the rhythm of building frontages in the street and will not be visually prominent in the street scene.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to Character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: There are no side-facing windows at no. 5 Park Road, and the shared boundary is enclosed by an approximately 2m-high fence. This would prevent overlooking from the proposed side extension door and windows, which are broadly in the same position as the existing openings. The orangery doors would be approximately 5m from the boundary and would also face the fence. As such, the proposal would not result in any significant loss of privacy.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

In relation to no. 1 Park Road, the proposed orangery would be the same height as the neighbouring rear extension and sit approximately 0.5m behind its rear wall. It would therefore not result in any additional overshadowing.

In relation to no. 5 Park Road, only 0.76m of the side wall would extend beyond the rear wall of that property, with a separation distance of approximately 3.6m from the neighbouring dwelling. As such, the proposal would not cause any additional overshadowing.

Overbearing: The Wokingham Borough Design Guide provides guidance on the visual impact of extensions and requires layouts and designs to respond appropriately to their local context, including the provision of external space. In this case, the proposed rear and side extensions would be single storey and limited in scale. While the flat roof would marginally exceed the recommended 3m eaves height for single storey extensions within 2m of a side boundary, it would align with the height of the neighbouring rear extension at no. 1 Park Road and be set back by approximately 0.5m. This would provide a balanced relationship with the adjoining

property. The side extension would be separated from no. 5 Park Road by between 0.7m and 2.5m and would not project beyond the existing rear wall. Overall, the height and bulk of the proposal would not significantly harm neighbouring amenity given occupants would have access to adequate private space.

Overall, the proposal would comply with Policy CP3 of the Core Strategy regarding neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The applicant does not propose to increase the numbers of habitable rooms, and 2 no. driveway parking spaces are proposed. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least two cars, which is acceptable.

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:	Yes
Recommendation:	Approve
Date:	21 July 2026
Earliest date for decision:	16 June 2026

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Date:	21 July 2026
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Recommendation agreed by:	
(Authorised Officer)	

Date:	21/07/26
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