

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251480
Site Address:	22 Coronation Square, Wokingham, RG40 1TX
Expiry Date:	20 August 2025
Site Visit Date:	01 August 2025
Proposal: Householder application for the proposed erection of a single storey rear extension to include rooflights and solar panels.	

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

PLANNING HISTORY

Application No.	Description	Decision & Date
130239	Proposed erection of garage with habitable accommodation to rear plus erection of link structure between dwelling and garage. (Demolition of existing garage.)	Approve 04/10/2013
142073	Application for a non-material amendment to planning consent F/2013/1550 to allow adjustment to the pitch of the front hip of the garage roof.	Approve 24/03/2014
122074	Proposed erection of garage with part two storey storage area to rear plus erection of link structure	Refused 27/07/2025

071625	between dwelling and garage. (Demolition of existing garage)	Approve 30/03/2007
070798	Proposed erection of two storey rear extension to dwelling. Demolition of existing rear porch. Proposed erection of two storey rear extension to dwelling with dormer extensions. Amendment to consent F/2007/0374.	Approve 09/07/2007

CONSULTATION RESPONSES

Internal

WBC Highways – No objections

External

None Consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The site relates to a semi-detached bungalow in Wokingham. Within the immediate surrounding area there is a variety of semi-detached bungalows and semi-detached two storey dwellings, contributing to a diverse street scene. The majority are made primarily of similar facing brick with similar roof tiles on pitched roof formations. All surrounding properties small front driveways or lawns which are separated from the highway by low hedges or wooden fencing.

Proposal: This application seeks permission for the erection of a single storey rear extension measuring approx. 5.4 metres in length, 4.49 metres in width and 4.14 metres in height. The development will include solar panels and relevant 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:

The site is located within a residential area, characterised by residential housing. The proposal includes a rear single-storey extension with solar panels and relevant fenestration. The proposed development will measure approx. 5.4 metres in length, 4.49 metres in width and 4.14 metres in height (2.35 eaves height).

The facing brickwork and roof tiles used for the development will match the existing dwelling. The extension proposes a pitched roof with solar panels. Fenestrations include 2 Velux roof light, a large window on the rear elevation and a set of bifold doors on the eastern side elevation for access to the rear.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- *Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The rear extension will project out by approx. 5.4 meters, although this exceeds the BDG guidance for how far a rear extension should project, it can still be deemed Acceptable depending on the context of the site. The site is a corner plot with a large rear garden (32 meters in depth from the existing rear wall). The additional 1.4m will not cause any significant harm to neighbouring properties or the character of the area. The rear extension will be built close to the boundary with no. 20 Coronation Road, however a 10 meter distance between the proposal and 20 Coronation Road will be retained. The development is also single storey therefore there will be little loss of light impact to either neighbour (this will be further assessed in the report) making the extension acceptable.

The eaves height of the development is 2.35 metres which does not exceed the height of the existing dwelling, making the proposal modest and in compliance with the BDG in terms of shape, size and design.

Within the vicinity of the application site there are multiple examples of rear development, suggesting the proposal is not out of character for the area. Furthermore, as the development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:***Overlooking:***

The development proposes one window on the rear elevation, a set of bifold doors on the eastern side elevation and 2 Velux roof lights.

The rear window will look out onto the garden. There is a 30.37m distance between the proposed window and rear garden boundary. This distance is large enough to minimise any overlooking opportunities from this window.

The side bifold doors will look out onto the garden as they are on ground floor level. Although they are on the side elevation, there is a 20m distance between the bifold doors and side boundary. This distance exceeds the recommended 1m distance on the Borough Design Guide Figure 4.25, therefore this window is deemed acceptable.

Overall, there are no concerns of overlooking from any proposed windows.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of the neighbouring ground floor windows of No's. 20 and 24 Coronation Square. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The development is single storey and modest in terms of shape and design, there are no concerns of overbearing.

Highway Access and Parking Provision:

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor.

The extension will not affect the existing driveway. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conclusion: Subject to conditions, this application is acceptable and therefore 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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	01 August 2025
Earliest date for decision:	21 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	1 August 2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

#	NAME	Closest Approximate Distance
1	Norreys Ward	0 m

#	NAME	Closest Approximate Distance
1	Wokingham CP	0 m