

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251527
Site Address:	3 Somerset Close, Wokingham, RG41 3AJ
Expiry Date:	22 August 2025
Site Visit Date:	22/07/2025
Proposal: Householder application for the proposed erection of a part single/ part two storey/ first floor side extension, single storey rear extension and part garage conversion to create habitable accommodation.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List National Planning Policy Guidance (NPPG)

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC CIL – No comments received.
WBC Ecology – 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 application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached properties that are similar in design and appearance.

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 proposed extension comprises a part single-storey, part first-floor, and part two-storey side addition with a gable roof, projecting approximately 2.6 metres from the south side elevation. It would be set down from the main ridge to ensure a subservient appearance and would incorporate a matching gable roof form. The front

section would retain a 1-metre separation from the side boundary, thereby avoiding any terracing effect. The resulting built form would be broadly consistent with the neighbouring property at No. 2 Somerset Close and, as such, would not cause harm to the character of the area.

The proposed single story rear extension would have a mono pitched roof and would protrude 3 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

The applicant proposes the part conversion of the existing garage to create a new utility room. As the existing garage door would be retained, the scheme would not alter the character of the existing dwelling with no external changes, therefore, would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the front and rear elevations at first floor level would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss of light. On this occasion, the site plan shows that ground and first-floor windows on the rear elevation of the adjacent neighbour at no.2 Somerset Close are clear of the 45-degree line. As such, it is considered that the proposed development would not result in any unacceptable level of overshadowing or loss of light to this neighbouring property.

Overall, the proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts to any neighbouring amenity.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Amenity Space:

The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Bat Scoping Survey (Derek Finnie Associates Ltd, June 2025, ref: DFA25046) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be very low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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:	Approval
Date:	19 August 2025
Earliest date for decision:	22 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19 August 2025