

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251064
Site Address:	14 Sandstone Close, Winnersh, Wokingham, RG41 5XS
Expiry Date:	22 July 2025
Site Visit Date:	28/05/2025
Proposal: Householder application for the proposed erection of a single-storey front extension, alongside two first floor side extension, with associated alterations to existing roof to integrate the new structures including new fenestration.	

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
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 TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
212101	Application for a certificate of lawfulness for the proposed flat roofed single storey side extensions plus flat roofed porch.	Approved, 12/08/2021

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council Planning and Transport Committee – No comments.
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 cul-de-sac. The surrounding area is characterised by detached, semi-detached and short terrace properties that are set in discernible groupings which are distinguished by repeated house type.

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 proposal involves the erection of two first-floor side extensions, projecting from either side of the main gable roof. The extensions would be identical in scale and appearance and are designed with a lower ridge height than the main roof, thereby achieving a degree of subservience. While the cumulative massing and overall built form would be relatively substantial, the extensions would not appear out of place within the context of the surrounding area.

Sandstone Close comprises a mix of semi-detached and short terrace properties, and as such, the resulting façade would remain visually compatible with the prevailing character. Furthermore, the host dwelling is located towards the rear of a nested cul-de-sac, which provides a degree of screening from the wider street scene.

A 1-metre gap would be retained to the neighbouring side boundary, which helps to reduce any potential terracing effect and maintains a sense of separation between dwellings. As such, the proposed extensions are not considered to be visually intrusive or incongruous and are deemed to have an acceptable impact on the character and appearance of the area.

The proposal also includes a single-storey front extension projecting approximately 1.5 metres beyond the principal front elevation. Given its modest scale and size, and its position set well back from the street frontage, the extension is not considered to result in any adverse impact on the character or appearance of the area.

Neighbouring Amenity:

Overlooking:

The views afforded from the proposed front and rear elevation fenestration would remain comparable to those of the existing arrangement, maintaining approximate separation distances of 13.1 metres to the flank wall of No. 12 Sandstone Close and 12.2 metres to the flank wall of No. 16 Sandstone Close at first floor level. While the Council's Borough Design Guide does not specify a minimum front-to-flank distance, it recommends a minimum back-to-flank distance of 12 metres to protect privacy and prevent a sense of enclosure. In this case, the relationship is considered acceptable, and no undue overlooking or loss of privacy beyond the existing situation would arise.

The proposal also includes the installation of a first floor north-facing side window to serve a utility room. While the submitted plans indicate that the window would be positioned at a high level, 1.7 metres above the finished floor level, it is also considered necessary by the Case Officer that the window be obscure glazed to mitigate any potential overlooking or loss of privacy towards the rear garden area of No. 11 Allnatt Avenue. A suitable condition will be attached to any approval to secure this.

Loss of Light and Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts.

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.

Ecology:

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

The supporting Bat Emergence Survey (John Wenman Ecological Consultancy, Ref: R2924_BES_a, May 2025), undertaken following a Preliminary Roost Assessment which recommended further survey work, concluded that the proposed development is highly unlikely to result in the damage or destruction of any bat roosts, or the disturbance of bats. As such, the proposals are not considered likely to have any adverse impact on 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:	18 July 2025
Earliest date for decision:	5 June 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.08.2025