

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252237
Site Address:	83 London Road, Twyford, Wokingham, RG10 9EL
Expiry Date:	26 November 2025
Site Visit Date:	3 November 2025
Proposal: Householder application for the proposed erection of single-storey rear extension with 1no. lantern rooflight and solar panels following demolition of existing conservatory, construction of rear exterior steps, changes to garage roof with solar panels, additional 1no. rooflight on side of property and changes to fenestrations.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zones

Conservation Area

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

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way NE7 – Sites of Urban Landscape Value
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date

1240/71	Double Garage	Approve 25 th November 1971
13236	Front Boundary Wall	Approve 2 nd May 1980
30298	Conservatory	Approve 10 th June 1988

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection

WBC Landscape and Trees – No Objection Subject to Condition

WBC Built Heritage Officer – No Objection Subject to Condition

External

N/A

REPRESENTATIONS

Parish/Town Council	No comment made.
Ward Member(s)	No comments received.
Neighbours	<p>One neighbour comment:</p> <ul style="list-style-type: none"> The proposed solar panels on the flat garage roof at No. 83 will have an overbearing visual impact on The Orchard, a neighbouring listed property. The garage is only 26 ft from the Orchard pedestrian access door, making the panels highly visible from all downstairs windows, main entrance door, and all four upstairs windows. The parapet cited as screening is minimal (only two bricks high) and does not conceal panels angled at 15°; it only exists on front and rear elevations, not the side boundary. <p><i>Officer comment: The visual appearance and impact of the development on neighbour amenity is discussed in the main report.</i></p> <ul style="list-style-type: none"> Panels will also be visible from London Road. <p><i>Officer comment: The impact of the development on character of the area is discussed in the main report.</i></p> <ul style="list-style-type: none"> Submitted planning image (Figure 23) is misleading, taken from a low viewpoint to disguise proximity (garage is only 4 ft from boundary). <p><i>Officer comment: The assessment of the impact on neighbour amenity is based on observations from the officer's site visit and scaled drawings, as well as the submitted Heritage Statement (including Figure 23) with further discussion provided in the main report.</i></p>

	<ul style="list-style-type: none"> Given No. 83's large south-west slate roof, it seems illogical to site panels on a low flat roof in full public and neighbour view. <i>Officer comment: The impact of siting solar panels on the low flat garage roof on neighbour amenity and character of the area is discussed in the main report.</i> No objection to the proposed rear extension and lanterns.
--	--

APPRAISAL

Site Description: A detached Regency villa c1820 known as Meadowside on a residential road and in the Conservation Area of Twyford. The property is partially screened from the road by tall trees and vegetation in the front garden. The front boundary is a brick wall with a gate for pedestrian access and 2 no. double gates for vehicular access and exit to a driveway and garage.

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: Proposed erection of single-storey rear extension with 1no. lantern rooflight and solar panels following demolition of existing conservatory, construction of rear exterior steps, changes to garage roof with solar panels, additional 1no. rooflight on side of property and changes to fenestrations.

The single storey rear extension will have a flat roof with 11 no. solar panels and a roof lantern. It will measure, measure approximately 11.5m in width and approximately 3.25m in height where it joins the existing rear wall. The ground level slopes downward away from the house and the maximum height will be approximately 4m at the western end. The north facing side wall will protrude approximately 6.25m from the existing and the south facing side wall will extend 5.5m. The north and south facing side elevations will each have 2 no. windows. The west facing rear elevation have 4 no. windows and bifold doors. A flight of 6 no. steps from a small balcony will provide access to the rear garden.

The existing garage is forward of the principal elevation; it measures approximately 6m in width, 6m in depth, and 2.7m in height. It would have a new lead grey roof membrane to the flat roof and installation of 9 no. solar panels.

The existing ground floor storeroom with access to the garage has a flat roof. It would be converted to a study, have a roof light, and door to the south facing side elevation.

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 immediate street scene is within a Conservation Area and close to a road junction north of Twyford centre. On the south-western boundary of the plot, there is a high brick wall and a group of old outbuildings, which fall within the curtilage of The Orchard, a Grade II Listed Building. Adjacent to this plot, continuing to the south-west, lies The White House, also a Grade II Listed Building. Directly opposite Meadowside, across London Road, stands Lime Tree Cottage, another Grade II Listed Building. Opposite the application site there is a wall and tall vegetation that screens views of a property known as Silver Glades from the public realm.

In this case, the application site is a designated heritage asset. The solar panels would not be located on a roof slope that faces the road and would protrude approximately 0.3m above the flat roof line. The solar panels to the garage and study would be set back approximately 9m from the front boundary and be partially screened from the public realm by the tall vegetation. The solar panels to the rear extension would not be visible from the street. The maximum eaves height and ridge height of the front extension to form a study would occupy a similar footprint to the existing storeroom, would be the same height and not extend beyond the principal elevation. The changes to fenestration include replacement with conservation-approved thin double-glazed timber windows to preserve the traditional appearance and proportions of the openings. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be affected and the proposal would not cause significant harm to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy and TB24 of the Local Plan.

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.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. 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.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking: The proposed south facing side elevation of the rear extension would have 2 no. additional windows and there would be 1 door to the study. As can be

seen in Figures 1-3, the side boundary with Orchards is a brick wall approximately 2m in height. Furthermore, the separation distance of the windows of the rear extension with nearest habitable room would be approximately 16m, and with the side door approximately 10m. Therefore, the proposal would not cause significant harm from overlooking.



Figure 1 Google Streetview Image taken Sept 2024 showing proximity of proposed garage with North facing side elevation of Orchards



Figure 2 Google Streetview Image taken Sept 2024 showing side boundary wall with Orchards



Figure 3 Site visit image taken 03/11/2025 showing side boundary with Orchards

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 this case, Figure 4 shows that the Horizontal 45-degree angle test would be complied with in relation to the Orchards and 91 London Road. Therefore, there would be no additional loss of light due to the development and the



Figure 4 Horizontal 45-degree angle test

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the rear extension would extend approximately 6.25m

beyond the existing rear wall which is more than 4m as recommended in the Borough Design Guide. However, it would be single storey, have a flat roof, and the separation distance with the side boundary of no. 91 would be approximately 13m. The south side elevation facing Orchards would extend approximately 5.5m from the existing rear wall and the separation distance with side boundary would be approximately 4.5m.

Therefore, given that the extension would be set within a wide spacious plot and would be single storey, it would not have an overbearing impact on neighbour amenity.

The proposed solar panels to the existing garage and study would project approximately 0.3m above the flat roof when viewed from the side elevation and would be partially visible from the side facing rooms at Orchards. The garage is located approx. 1m from the property boundary with No. 79 London Road. Nevertheless, the solar panels would be located on a flat roof, and the separation distance with nearest side facing window of this neighbouring property would be located approximately 9m.

Therefore, the proposal would not cause significant harm to the neighbouring occupier's amenity or dominate the adjoining dwelling especially given they have a spacious rear garden area.

Overall, the proposal would not fully comply with Policy CP3 of the Core Strategy regarding neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: "*The total numbers of habitable rooms remain unchanged. All existing parking spaces and garage are be retained. It is therefore expected that there is no additional demand for car parking and no reduction in parking provisions. No negative impact on abilities for cycle storage is expected, which is acceptable.*"

Landscape and Trees: The Landscape and Tree Officer raises no objection subject to condition and has commented: "*The site has 1.2m red brick walls around the front garden where there is a large front garden/driveway with large mature evergreen trees partially screening the building which consist of 2 No. Lawson cypress, 1 No. Western Red Cedar and 1No. Yew. The Western Red Cedar T5 and Lawson Cypress T6 have substantial root protection areas that between cover the driveway.*

Arboricultural information is submitted including 3 No Plans consisting of Arboricultural Impact Assessment Aug '25, Tree Constraints Plan July '25 and Tree Protection Plan-Aug. '25 and Arboricultural Method Statement report 29.8.25. The materials for the work are to be placed at the front of the house and taken to the area of working outside the construction exclusion zone. It is assumed that the route to the area of working at the back of the house will be via the north side of the building, would this also require ground protection/track for vehicles? The proposed extension will be built using mini pile foundations. The proposed steps represent a very small incursion onto the root protection area (RPA) of T10 Yew. I note there is a new gravel path that cuts across the RPA of T10. There is no information about the construction of this path in the AMS.

Please include construction details for the path if it will be constructed using cellweb or similar. Please include methodology for laying the path in an updated AMS and Tree Protection Plan required as a condition of planning permission. All work related to trees to be overseen by the Arboriculturalist.

CL7 – Arboricultural Method Statement and Tree Protection Plan – revised and updated.”

Heritage: The Heritage Officer raises no objection and has commented: “*The application proposes the demolition of an extant conservatory with subsequent replacement of a single storey extension in the approximate form of an orangery at Meadowside, a Regency villa of c1820 located on the London Road within the Twyford Conservation Area. The application also proposes additional minor changes to the property including fenestration, rear steps and garage roof arrangement with solar panels.*

Meadowside is a detached Regency villa of c1820 with later 19th and 20th century additions. The building sits in a prominent position behind a wall on the old coaching road close to a number of other historic buildings. By virtue of its age, architectural and historic interest as well as the positive contribution to the character and appearance of the Conservation Area, Meadowside is identified as a non-designated heritage asset (NDHA).

The application proposes the demolition of the extant conservatory – this structure is typical of a ‘19th century’ style conservatory, common across the land, and whilst not inappropriate, does not seek to actively contribute to the significance to the heritage assets. As such, no concern is raised to its loss. In its place it is proposed to erect a single storey addition, which takes the appropriate form of a flat roofed orangery. Given the extant form and plan of the conservatory, no objection is raised to the principle of the addition, with the proposed material and detailing appropriate for the host. And whilst it is important to note the character and appearance of the Conservation Area is not limited to the public domain, the proposal would seek to preserve the significance of the designated heritage asset.

In respect to the other elements proposed, these are primarily permitted development, however, are in general not inappropriate given the context. In respect to the windows, provided the replacement windows are of the same material construction (i.e. timber) and of the same form, subdivision and appearance they would meet the requirements to be permitted development and thus not require planning permission. It would be advised to specify the spacer bars in a white to match the exterior colour being those spacers in black, silver etc. increases the visual disparity and results in a less desirable appearance. It would also be advised for the replacement windows not to have sash horns, being that the original phase of the building pre-dates the introduction (1840s) of the horn detail. In addition, a number of the original Regency blind boxes remain – these should be retained as they are an important architectural feature which contributes to the significance of the heritage asset.

With this in mind, no objection is raised to the application, if minded to approve, the below condition is advised to be attached to a grant of planning permission:
CN2 Matching finishes - All new works and works of making good to the retained

fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24."

Ecology: The application site is in an area suitable for bat roosting. However, given that the proposal does not involve modifications to the main roof of the dwelling, it would not be reasonable to request a bat survey in this instance. An informative will be added to the decision notice stating that:

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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:	18 November 2025
Earliest date for decision:	22 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18/11/25