

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260768
Site Address:	Treetops, Croft Road, Spencers Wood, Wokingham, RG2 9EX
Expiry Date:	26 May 2026
Site Visit Date:	5 May 2026
Proposal: Householder application for the proposed development of a single- storey side extension with 1no. rooflight.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
161508	Full planning application for the erection of 4No. four bedroom detached dwellings.	Approved 22 December 2017
260180	Application for a certificate of lawfulness for the proposed erection of a single storey side extension.	Refused 25 March 2026
203645	Householder application for the proposed extension of existing open- sided carport to create covered vehicle storage space to its rear.	Approved 8 February 2021

CONSULTATION RESPONSES

Internal
WBC Landscape and Trees – No objection subject to conditions WBC Ecology Newts- No Objections
External
None Consulted

REPRESENTATIONS

Parish/Town Council	Concerns regarding tree protection.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application relates to a detached dwelling known as Treetops located within the defined settlement of Spencers Wood. The property is set away from the public realm, within an established residential area characterised by spacious plots.

Proposal Description:

The proposal seeks permission for the erection of a single-storey side extension incorporating one rooflight. The application follows the refusal of a previous application for a Certificate of Lawfulness for a proposed single-storey side extension (260180).

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The surrounding dwellings are predominantly detached residential properties set within generous plots, with layouts that do not follow a consistent or uniform building line.

The proposed side extension with rooflight would create a utility room, which includes the addition of a door replacing the existing window on the side elevation and addition on a window on the rear and front elevation.

Due to fact that property is within a gated community, the extension would be largely obscured from any public viewpoints and overall would be a modest addition to the property. Therefore, it would have an acceptable impact on the character of the area.

The proposed development is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting. As such, the proposal accords with Policies CP1 and CP3 of the Core Strategy and the guidance contained within the Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

Due to the single-story nature of the development, the mature adjacent trees and location of the associated fenestration, there are no anticipated overlooking concerns.

Loss of Light and Overbearing:

The proposed development is modest in scale and acceptable in design terms. As the development is single storey, there are no significant concerns regarding overbearing impact or loss of light.

Highway Access and Parking Provision:

The proposed development will not affect highway access. The submitted proposed floor plan confirms that there is no increase in the number of habitable rooms; therefore, the existing parking provision remains appropriate for the dwelling.

Amenity Space:

Due to the generous size of the plot, the proposal would retain the majority of the existing garden area, and as the development relates to a side extension, sufficient private amenity space would remain. The proposal would therefore comply with the requirements (R16) of the Borough Design Guide in respect of private amenity space.

Flooding and Drainage:

The site is located within a historic flood point. The site is also located within Flood Zone 1 and is at low risk of surface water flooding. As the proposed development is at a modest scale, no concerns are raised in this regard.

Landscape and Trees:

Subject to conditions, the Council's Tree and Landscape Officer raised no objection to the proposed single-storey extension with one rooflight. The site contains several mature trees which contribute positively to the leafy character of the area, although none are protected by a Tree Preservation Order (TPO).

An Arboricultural Impact Assessment and Tree Protection Plan were submitted, demonstrating how the trees would be protected during construction. While the proposal involves limited encroachment into the Root Protection Areas (RPAs) of adjacent trees, the scale and nature of the extension were not considered likely to result in significant harm.

In accordance with BS 5837:2012, details provided by the applicant confirm that no additional hard landscaping is proposed other than the reinstatement of the existing paving slab path, thereby helping to minimise impacts on the adjacent trees and their Root Protection Areas.

A condition is included to ensure the trees to be protected throughout construction in accordance with the submitted Arboricultural Impact Assessment and Tree Protection Plan.

Ecology:

The site is located within an area identified as having bat roost potential. However, as no works are proposed to the existing roof, no bat survey is required.

As the site lies within a Great Crested Newt (GCN) area, WBC Ecology was consulted. They advised that the proposed development was unlikely to have an adverse impact on great crested newts or their habitats if approved.

However, given that the site falls within the red Impact Risk Zone (IRZ) and there is a recorded presence of great crested newts within 50 metres of the site, WBC Ecology recommended that an informative be included.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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:	Not required
Recommendation:	Approval
Date:	11 May 2026
Earliest date for decision:	24 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11 May 2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 *Modest Development Locations Spencers Wood*

Strategic Development Locations | Total count: 1

1 *Strategic Development Location South of M4*

Historic Flooding Points Consultation Zone | Total count: 1

1 *Historic Flood Point Ryeish Lane*

Bat Roost Habitat Suitability | Total count: 3

1 *Bat survey required for planning applications that involve roof modification or demolition.HT961 Ecology Officer, Green Infrastructure Team*

2 *Bat survey required for planning applications that involve roof modification or demolition.HT962 Ecology Officer, Green Infrastructure Team*

3 *Bat survey required for planning applications that involve roof modification or demolition.HU962 Ecology Officer, Green Infrastructure Team*

Great Crested Newt Impact Risk Zones | Total count: 2

1 *Great Crested Newt Impact Risk Zone AmberFor Householder applications check HH Layer. Consult NatureSpace for all other types of development*

2 *Great Crested Newt Impact Risk Zone Red For Householder applications check HH Layer. Consult NatureSpace for all other types of development*

Great Crested Newt Impact Risk Zones - Minor | Total count: 2

1 *Great Crested Newt Impact Risk Zone AmberConsult NatureSpace for any minor development that intersects a red or amber zone in this layer*

2 *Great Crested Newt Impact Risk Zone Red Consult NatureSpace for any minor development that intersects a red or amber zone in this layer*

Landscape Character Assessment 2019 | Total count: 1

1 *Landscape Character Assessment 2019 Spencers Wood Settled and Farmed Clay*