

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261061
Site Address:	42 Tanhouse Lane, Wokingham, Wokingham, RG41 2RL
Expiry Date:	15 July 2026
Site Visit Date:	29/05/2026
Proposal: Householder application for the proposed erection of a single-storey side extension with a flat roof incorporating a roof lantern alongside associated fenestration alterations.	

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 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 CC05 – Renewable Energy and Decentralised Energy Networks 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 SS3 – Development within or adjacent to major and modest settlements NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

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 Drainage – No objections, subject to a condition.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	38 Tanhouse Lane – No objections.

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 terrace properties that are similar in design and appearance 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 proposed single storey side extension would have a flat roof and would extend approximately 2.5 metres from the south side elevation. The proposal would appear

as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

Neighbouring Amenity:

The proposed extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts. The existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Highway Access and Parking Provision:

The proposal would not create any additional habitable accommodation and would therefore not increase parking demand at the site. Accordingly, no objections are raised on highways or parking grounds.

Amenity Space:

The application site has an existing rear garden with a depth of approximately 10.1 metres (when measured from the main side wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 7.6 metres. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

Flooding and Drainage:

The application site lies within both Flood Zone 2, as identified by Environment Agency mapping, with the existing dwelling and proposed development located in Flood Zone 2. The Council's Drainage Officer has reviewed the application and raised no objection to the principle of development. However, it is noted that drainage details, including those for the existing system, have not been provided. The Drainage Officer has recommended a condition requiring details of the existing drainage system prior to the commencement of development. Additionally, footnote 63 of the NPPF advises that a site-specific flood risk assessment should accompany all development proposals in Flood Zones 2 and 3.

Notwithstanding this, the Case Officer considers the requirement for a full flood risk assessment and detailed drainage condition disproportionate to the scale of the proposed development, given the minimal increase in hardstanding. The remaining permeable land on the site is deemed sufficient to ensure there is no adverse impact on flood risk for the site or surrounding properties.

The agent has also submitted revised plans on 17/06/2026 which include flood resilience measures such as maintaining existing floor levels, using flood-resistant materials up to 600mm above the estimated flood level, installing electrical equipment and wiring above this level, and protecting soil pipes with non-return valves. These measures demonstrate that the development will be safe for its intended lifetime, flood-resistant, and resilient, without increasing flood risk elsewhere. As such, no drainage or flooding related objections are raised.

Landscape and Trees:

A Tree Preservation Order (TPO) Lime (*Tilia × europaea*), protected under TPO Ref. TPO-0612-1993, is located at the far northern end of the application site. An Arboricultural Impact Assessment prepared by Wood's Tree Consultancy Ltd (May 2026) has been submitted in support of the application.

The assessment confirms that the proposed extension would be located a sufficient distance from the protected Lime tree and would not encroach into its Root Protection Area or otherwise result in harm to its long-term health, condition or amenity value. As such, the proposal is not considered to have an adverse impact on the protected tree.

The report also identifies the removal of a Lawson Cypress (T1), classified as an early-mature specimen in fair condition, located within the rear garden area. The removal of this tree is required to facilitate the proposed development. Whilst it is acknowledged that the tree makes a positive contribution to the character and appearance of the area, particularly as it is visible from Tanhouse Lane, the loss is not considered so significant as to warrant refusal of the application. This is because the tree is not protected and the site would retain substantial existing vegetation, including the boundary hedgerow along the western side of the site, which contributes positively to local visual amenity and softens views of the development. The Case Officer notes that this tree has since been removed following a site visit on 29/05/2026.

Subject to the implementation of the mitigation and tree protection measures set out within Appendix 2 of the Arboricultural Impact Assessment, it is considered that the proposal would not result in unacceptable impacts on trees of arboricultural or landscape value. In the interests of safeguarding the protected Lime tree during construction, a condition requiring compliance with the submitted arboricultural recommendations should be attached to any planning permission granted.

Ecology:

The southern part of the application site, including a section of the dwellinghouse, is located within an area of habitat that corresponds with locations where bat roosts have previously been recorded within the Borough. However, as the proposed development does not involve any demolition works or alterations to the existing roof space, it is 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 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:	17 June 2026
Earliest date for decision:	17 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.06.2026