

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261485
Site Address:	4 Westview Drive, Twyford, Wokingham, RG10 9BP
Expiry Date:	18 August 2026
Site Visit Date:	2 July 2026
Proposal: Householder application for the removal of the existing detached garage and single-storey rear extension, the erection of a hip to gable roof extension, plus a part two-storey, part single-storey side/rear extension, a single-storey rear extension and changes to 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Twyford Neighbourhood Plan (2023)

PLANNING HISTORY		
Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.
WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No comment to make.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a two-storey, semi-detached property located on the southern side of Westview Drive, Twyford. The property is part of a 1960s housing development. There is a variety of property types along the road including bungalows and semi-detached dwellings. Properties are similar in style and appearance, although a number have benefited from alterations and extensions in a variety of forms.

Typical materials include brick, hung tiles, timber cladding and concrete roof tiles.

Proposal:

This application seeks approval for the removal of the existing detached garage and single-storey rear extension, and a hip to gable roof extension to facilitate a part two-storey, part single-storey side and rear extension, plus a single-storey rear extension to include a mono-pitch roof with rooflights.

Proposed materials include brickwork and light render to match the host dwelling.

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 application site forms part of an established row of semi-detached dwellings which were originally uniform in appearance but have evolved over time through a variety of extensions and alterations. Consequently, the street scene now exhibits a more varied character, including single-storey front extensions, garage conversions and two-storey side extensions, as evident at nos. 6, 7, 9 and 11.

Policy CP3 of the Core Strategy requires development to be appropriate in terms of its scale, massing, layout, built form, height, materials and character, whilst maintaining a high standard of design and avoiding harm to the amenities of neighbouring occupiers.

Although Westview Drive contains a range of property types and architectural variations, there remains a consistent building line along the southern side of the road, with dwellings generally set back behind driveways and front boundary treatments. The proposed development would introduce a hip-to-gable roof alteration to facilitate the two-storey side extension. Whilst this would differ from the hipped roof form that characterises many of the properties on the southern side of the road, it is noted that the adjoining dwelling at no. 6 has already been extended through the addition of a two-storey side extension. As a result, the original symmetry of the semi-detached pair has already been altered. Furthermore, properties on the northern side of the road display a mix of pitched roof forms, two-storey side extensions and roof dormers, demonstrating that the original uniform appearance of the street has been diluted over time.

The proposal would maintain the established building line and would not project forward of the principal elevation of the host dwelling. Consequently, whilst introducing additional built form, it would remain consistent with the prevailing pattern of development within the street scene.

Criterion R23 of the BDG advises that where there is a regular pattern of development, visible extensions should not unbalance the rhythm of the frontage. In this case, the original pattern has already been altered through extensions at neighbouring properties, most notably no. 6, which incorporates both a front extension and a two-storey side extension. The proposed side extension would also be set approximately 1m from the shared eastern boundary. Unlike the existing detached garage, which is positioned on the boundary, the proposal would create a visual gap between the host dwelling and no. 6, thereby reducing the perception of a continuous built form. Whilst the proposal would increase the scale of development at the site, the varied character of the surrounding area means that it would not appear incongruous, overly dominant or harmful to the character and appearance of either the host dwelling or the wider street scene.

The proposed single-storey rear extension would be located to the rear of the dwelling and would not be readily visible from the public realm due to its position behind the existing built form and the proximity of neighbouring development. As such, this element of the proposal would have a neutral impact on the character and appearance of the area.

The proposed materials include brickwork and light render at first-floor level to match the host dwelling, this is acceptable.

Overall, the proposal is considered to respect the character and appearance of the host dwelling and the wider street scene, in accordance with Policy CP3 of the Core Strategy and Section 4 of the BDG.

Neighbouring Amenity:

Overlooking:

The proposed development would introduce one additional window at first-floor level to serve a bedroom. The window would face directly towards the garden of the host dwelling and would provide views similar to the existing rear bedroom window. The BDG advises that a minimum 22m separation gap should be retained between back-to-back elevations in order to maintain privacy and limit any sense of enclosure. The proposed bedroom window would be more than 40m from the rear fenestration of nos. 8 and 10 Longfield Road.

The proposal would also introduce no. 3 rooflights in the mono-pitch roof of the single-storey rear extension to serve a kitchen dining room. Due to the pitched roof form, the windows would face away from the host dwelling and neighbouring property, thus limiting any overlooking opportunities.

The two-storey side extension would also introduce one additional first-floor window in the front elevation to serve a bedroom. The view from the window would be similar to the existing front facing bedroom windows. In addition, the windows would well exceed to BDG guidance which recommends that a minimum 10m gap should be retained between front-to-front elevations in order to maintain adequate levels of privacy.

Loss of Light & Overbearing:

The proposed two-storey side extension has been designed to minimise its impact on the adjoining property at no. 6. The first-floor element would not project beyond the existing front or rear building lines of the host dwelling, with the front elevation set back approximately 0.4m from the principal elevation. Furthermore, the adjoining property has already been extended through the addition of a two-storey side extension, and the proposed first-floor built form would align with the existing first-floor accommodation at no. 6. The BDG recommends that side extensions retain a minimum 1m gap to the site boundary, and the proposal complies with this guidance. Given the alignment with the neighbouring extension, the retained boundary separation and the relationship between the properties, it is not considered that the proposal would result in any unacceptable overbearing impact or significant loss of light to the occupiers of no. 6.

The proposed single-storey rear extension would project approximately 3m beyond the original rear elevation and would be sited approximately 0.2m from the shared western boundary. Whilst this falls below the 1m separation distance recommended within the BDG, significant weight is given to the existing site circumstances. The host dwelling already benefits from a single-storey rear extension positioned approximately 0.45m from the boundary, and the proposed extension would largely continue this established relationship. Although the proposed extension would have a greater overall height than the existing structure, its eaves height would remain comfortably within the BDG guideline of a maximum 3m where development is located within 2m of a boundary. As such, the extension is considered proportionate in scale and has been designed to limit

any undue sense of enclosure, dominance or overshadowing to neighbouring occupiers.

Having regard to the scale, siting and design of the proposed extensions, together with the existing relationship between neighbouring properties, it is concluded that the development would not give rise to any significant overlooking, overbearing impacts or unacceptable loss of light. The proposal would therefore accord with Policies CP1 and CP3 of the Core Strategy and the relevant guidance contained within the Borough Design Guide.

The applicant should note; the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Highway Access and Parking Provision:

The proposal would increase the overall number of habitable rooms. The submitted parking plan shows no. 3 onsite parking spaces which is acceptable to serve the proposed development.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space. Following the proposed extensions, a garden depth of more than 18m would be retained which would provide sufficient outdoor space for the current and any future occupants of the host dwelling.

Ecology:

The application site is located in an area suitable for bat roosts. A preliminary bat survey (Preliminary Roost Assessment, Nature Bureau, Ref: Eco26-37, June 2026) was submitted to support the application. The ecologist concluded that *"Westview Drive is situated within a landscape of high suitability for bats; however, the buildings themselves offer negligible potential to support bat roosting. The proposed works are therefore considered highly unlikely to have any impact on bats, and no further bat survey work is required"*.

As a precaution, an informative will be attached to any grant of approval to outline what to do in the unlikely event that bats are discovered prior or during construction works.

Conclusion:

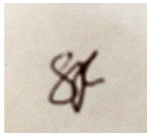
For the reasons set out above and subject to conditions, the application is acceptable as it accords with local policy and guidance and is recommended for approval.

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:	Approve
Date:	28 July 2026
Earliest date for decision:	20 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	6.8.26

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability

Great Crested Newts – Green Risk Zone

Twyford Parish

Twyford, Ruscombe & Hurst Ward