

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251847
Site Address:	25 Kestrel Way, Wokingham, RG41 3HA
Expiry Date:	25 September 2025
Site Visit Date:	5 August 2025
Proposal: Householder application for proposed first floor side extension.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
35819	Two storey side kitchen, lounge and bedroom	Approved 06/09/90
072537	Proposed erection of first floor side extension plus single storey front extension to dwelling.	Approved 11/09/07

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection

WBC Highways: No objection (Access construction informative)

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received

Neighbours	33 Kestrel Way: No objections
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APPRAISAL

Site Description: The site is a small detached two storey dwelling located within a large residential estate. Many of the neighbouring dwelling share a similar design. No.25 has an attached garage and an existing single storey side extension. The front of the property is open plan.

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 Borough Design Guide states that *“for properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. The side extension should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the boundary plot”*.

Whilst the side extension would be 1m from the boundary plot, the side extension would not be set back, and the ridge line would not be lowered but a continuation of the existing roof.

Whilst continuing the ridge line of dwellings is discouraged, the separation distance from the north site boundary (no.23) sufficiently mitigates any terracing effect concerns. Even though the extension is not set back, it is clearly subservient to the host dwelling and would not adversely impact the character of the area. The proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. Furthermore, as stated in the section 23 of BDG *“the roof form of the extension should take it’s form from the main building”*. The first-floor side extension would keep and mirror the same roof form of the main building. Also, within close proximity there are other example of similar development including 31 Kesterl Way (ref: 132471), therefore such proposal would not look out of place nor harm the street scene.

The proposed material would match that of the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The first-floor window on the front elevation for bedroom would overlook onto the street scene, such no overlooking concerns.

The proposal includes changing the first-floor side window from a landing to en-suite. As shown on plan 01, the en-suite window will be obscured glazed, thus no overlooking concerns. The proposed window would face the blank side wall of no.25.

The first-floor side extension results in an addition of one window to the rear for bedroom. Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the first-floor rear windows and its oblique angle/view of no.23 rear gardens. Thus, the first-floor side extension window would not cause any significant harm with regards to neighbouring amenities. This type of overlooking is common within urban residential plots and would not result in harmful overlooking.

The separation distance set between the back of no.25 and the flank of no.33 is approx. 13.20m, which complies with the BDG given the minimum separation distance is 12m.

Loss of Light: Due to the gap between no.23 and no.25, the proposal first floor extension is unlikely to cause a significant loss of light to rear habitable room windows. The rear windows of no.23 will not experience any additional loss of sunlight during the day that they do not already experience because of the proximity of no.25 and the orientation of these dwellings (whose rear elevations face south-east).

Overbearing: Given the separation distance between the flank wall of no.25 and the side boundary of no.23 is 1m and over 2m from flank wall to flank wall, thus sufficient separation and complies with the BDG.

No.23 is already affected by the two-storey side extension of no.21, which is set back on its own plot. In contrast, no.25 will have minimal overbearing impacts as it's only approx. 1.95m of two storey side wall will be visible from no.23 rear garden and this will be 1m from the side boundary and over 2m from flank wall to flank wall, thus sufficient separation and complies with the BDG. Therefore, it's considered the proposal would not be overbearing.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

The proposal would be of similar height to the other two storey dwellings in the surrounding area, the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities given the separation distances.

Highway Access and Parking Provision: While the applicant proposes to increase the numbers of habitable rooms from 6 to 7, seven habitable rooms has been

approved under planning applicant 072537. The existing driveway and garage are retained.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

However, it is relevant to note that the recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. Separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Flooding and Drainage: It is in reference to the above application received by the Lead Local Flood Authority (LLFA) on 1st August 2025 for comment on the management of surface water. The Proposal is for Householder application for proposed first floor side extension.

It is understood from EA Map that the development is in flood zone 1 and is not a vulnerable development. LLFA recommends approval with no condition.

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:	Approve
Date:	22 September 2025
Earliest date for decision:	22 August 2025

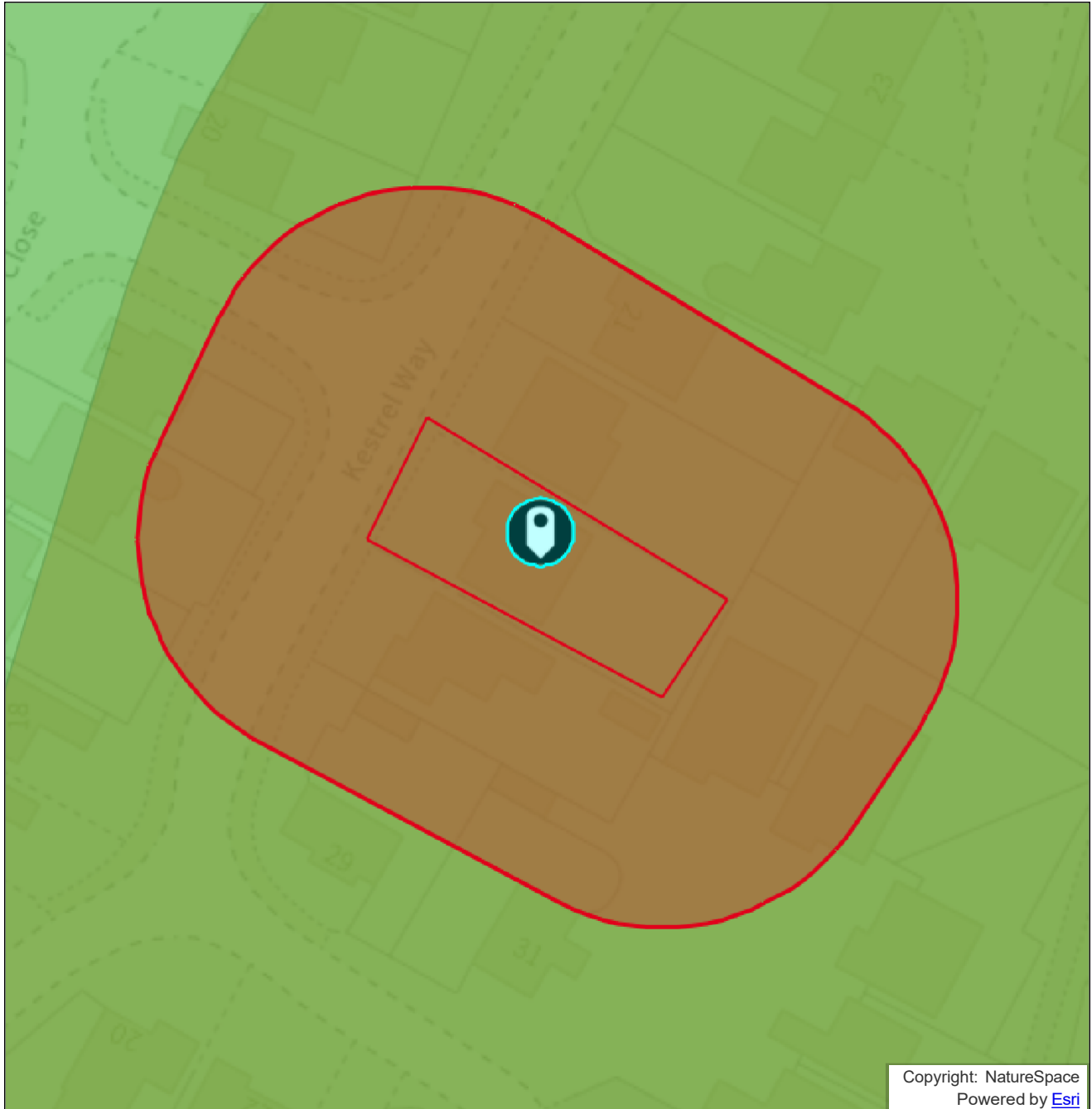
Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	22 September 2025

PLANNING CONSTRAINTS/STATUS

Area of Interest (AOI) Information

Area: 3,219.73 m²

Date: Fri Aug 01 2025 16:27:11 GMT+0100 (British Summer Time)



Ecology & Environment

Air Quality Management Areas



BGS Radon Affected Areas



Bat Roost Habitat Suitability

Bat survey required for planning ☐

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Risk of Flooding from Surface Water | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
4	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
5	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
6	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&es=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Evendons Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham CP	0 m